

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: Skyway/Bryn Mawr / 25

Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 942

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$102,800	\$173,100	\$275,900	\$304,700	90.5%	15.36%
2007 Value	\$119,900	\$178,200	\$298,100	\$304,700	97.8%	15.29%
Change	+\$17,100	+\$5,100	+\$22,200		+7.3%	-0.07%
% Change	+16.6%	+2.9%	+8.0%		+8.1%	-0.46%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.07% and -0.46% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2006 Value	\$110,300	\$161,300	\$271,600
2007 Value	\$128,200	\$165,100	\$293,300
Percent Change	+16.2%	+2.4%	+8.0%

Number of one to three unit residences in the Population: 5118

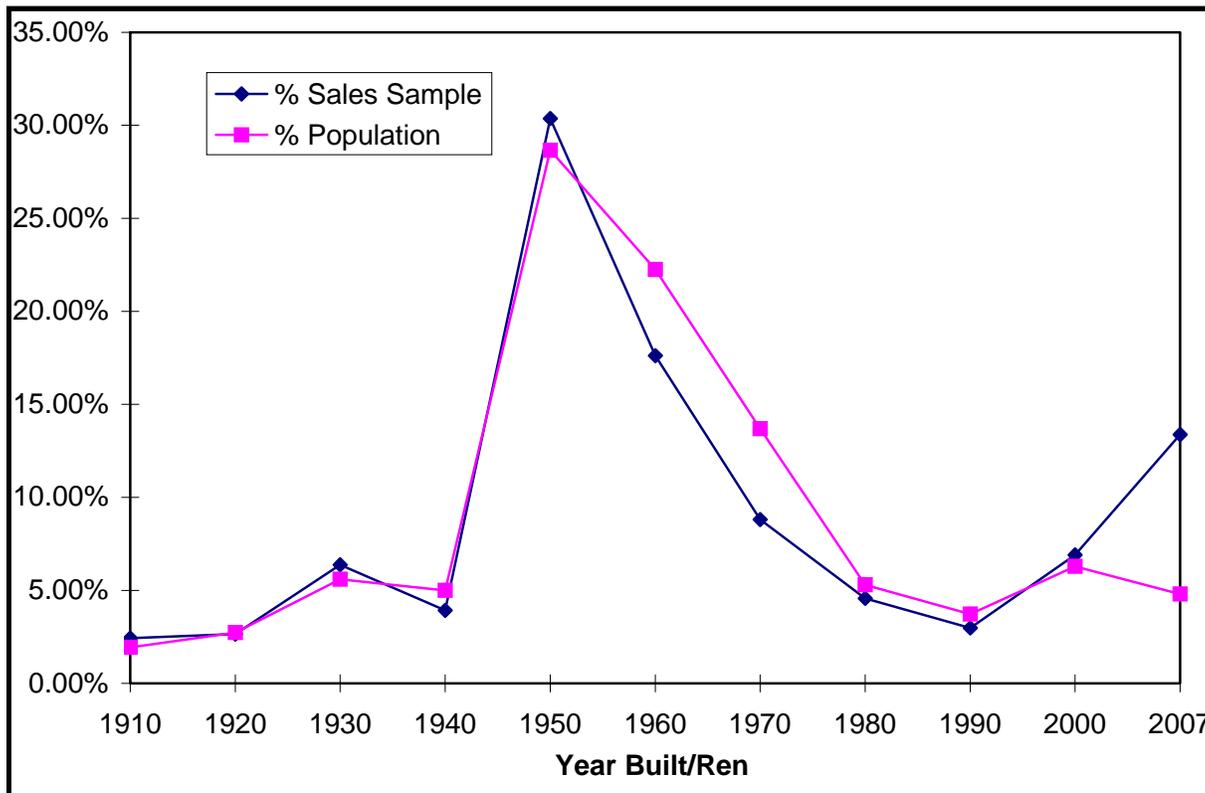
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a single family home with more than one living unit had lower average ratio (assessed value/ sale price) than other improvement, similarly, an improvement with grade 5 or less had lower ratio than other improvements. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	23	2.44%
1920	25	2.65%
1930	60	6.37%
1940	37	3.93%
1950	286	30.36%
1960	166	17.62%
1970	83	8.81%
1980	43	4.56%
1990	28	2.97%
2000	65	6.90%
2007	126	13.38%
	942	

Population		
Year Built/Ren	Frequency	% Population
1910	99	1.93%
1920	140	2.74%
1930	286	5.59%
1940	256	5.00%
1950	1467	28.66%
1960	1139	22.25%
1970	701	13.70%
1980	271	5.30%
1990	191	3.73%
2000	322	6.29%
2007	246	4.81%
	5118	

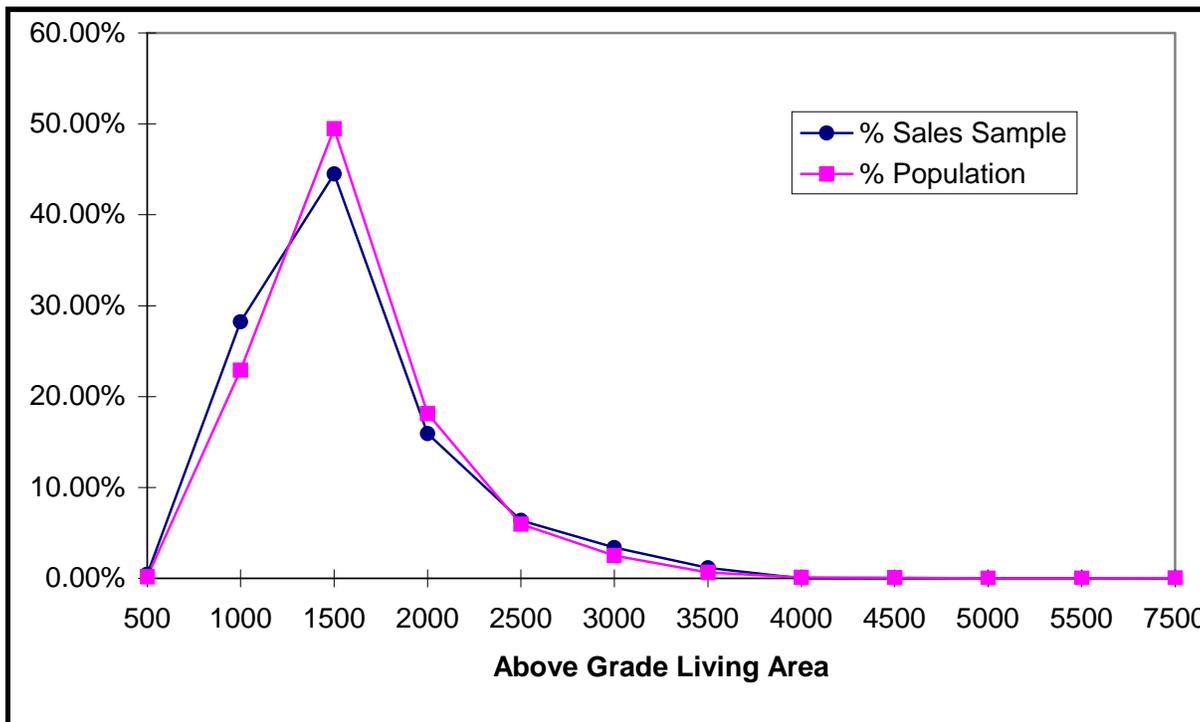


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	4	0.42%
1000	266	28.24%
1500	419	44.48%
2000	150	15.92%
2500	60	6.37%
3000	32	3.40%
3500	11	1.17%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	942	

Population		
AGLA	Frequency	% Population
500	8	0.16%
1000	1173	22.92%
1500	2532	49.47%
2000	928	18.13%
2500	305	5.96%
3000	128	2.50%
3500	33	0.64%
4000	5	0.10%
4500	4	0.08%
5000	0	0.00%
5500	0	0.00%
7500	2	0.04%
	5118	

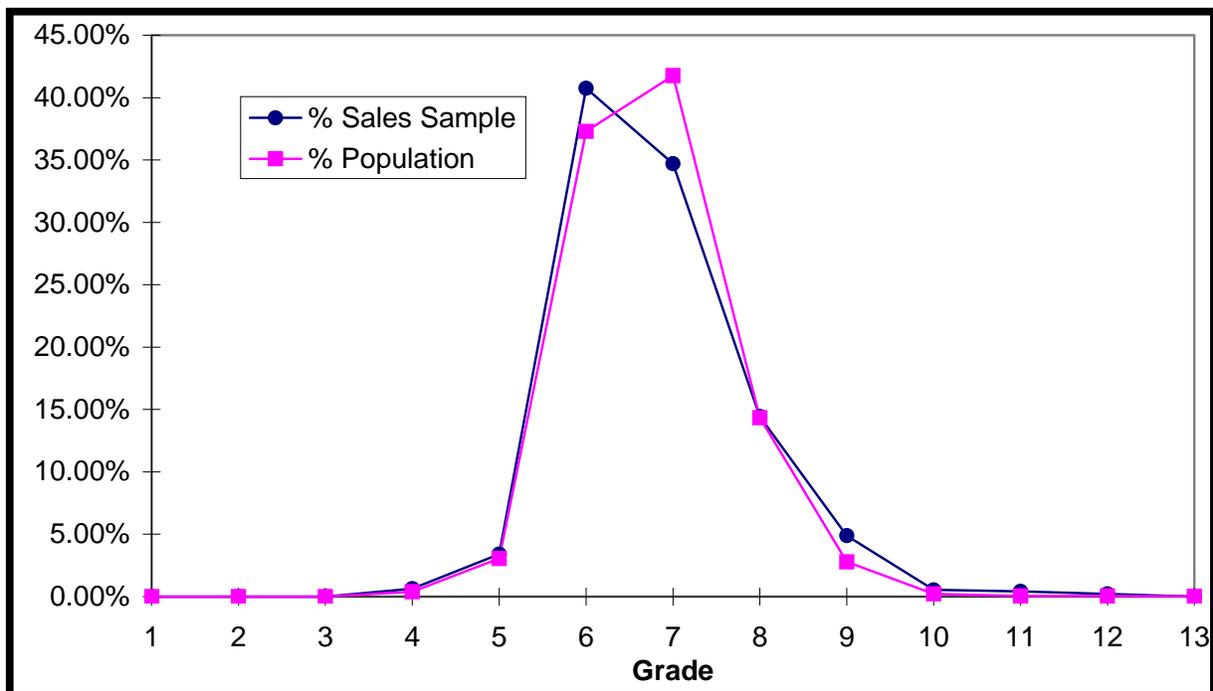


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

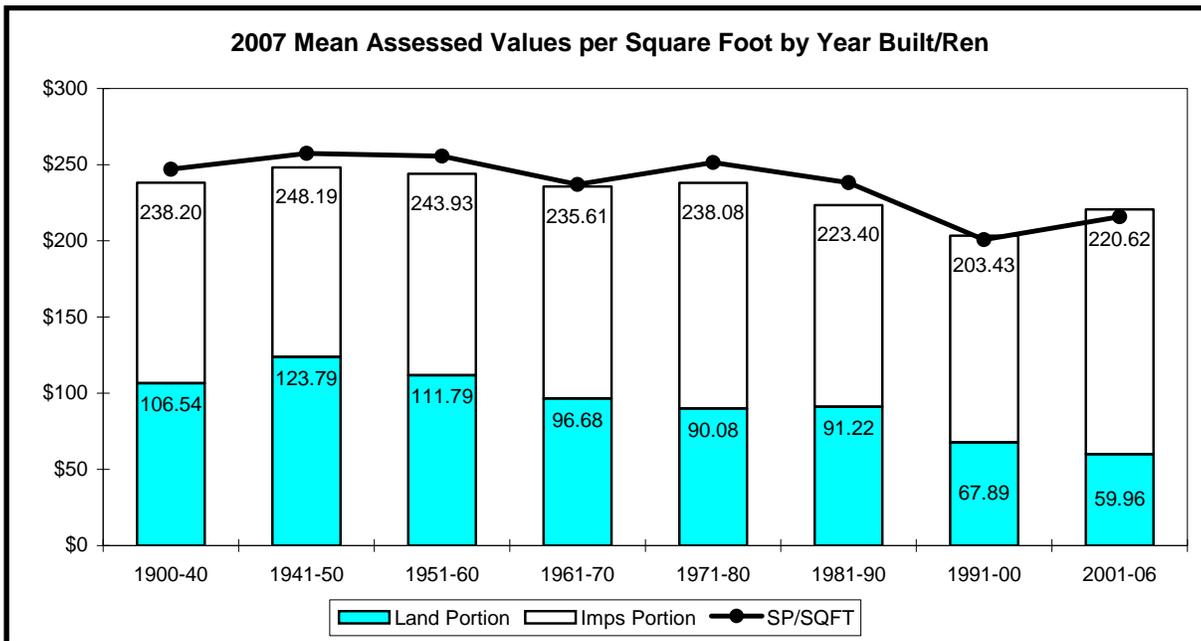
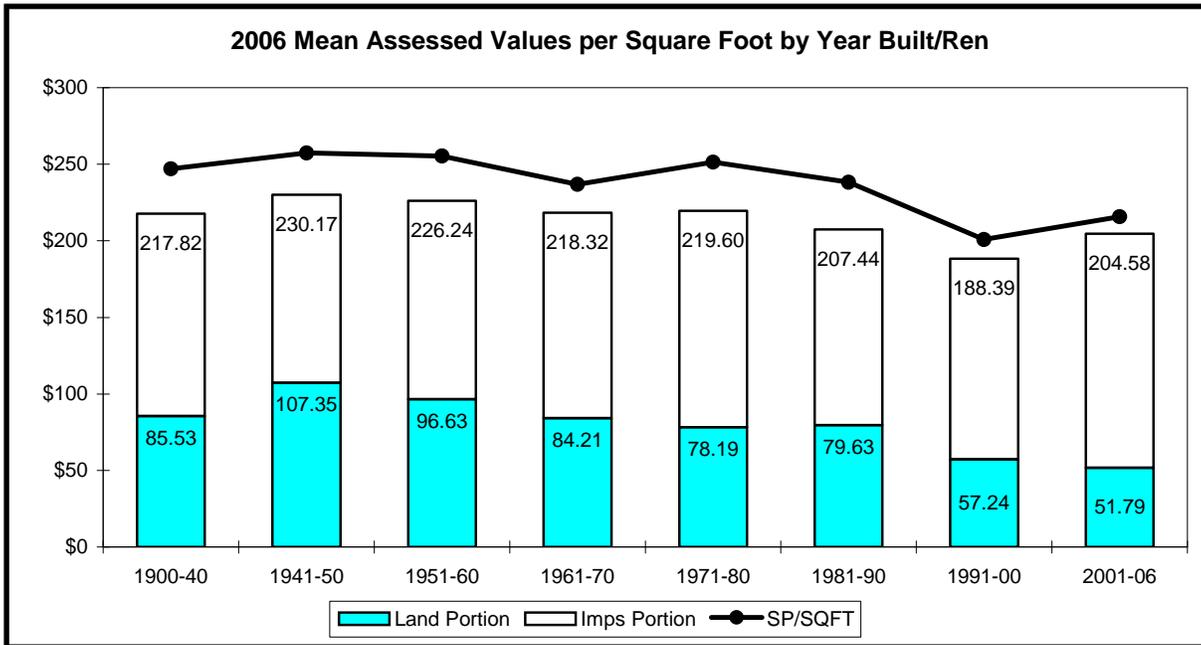
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.64%
5	32	3.40%
6	384	40.76%
7	327	34.71%
8	136	14.44%
9	46	4.88%
10	5	0.53%
11	4	0.42%
12	2	0.21%
13	0	0.00%
	942	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	20	0.39%
5	157	3.07%
6	1909	37.30%
7	2138	41.77%
8	734	14.34%
9	143	2.79%
10	11	0.21%
11	3	0.06%
12	2	0.04%
13	1	0.02%
	5118	



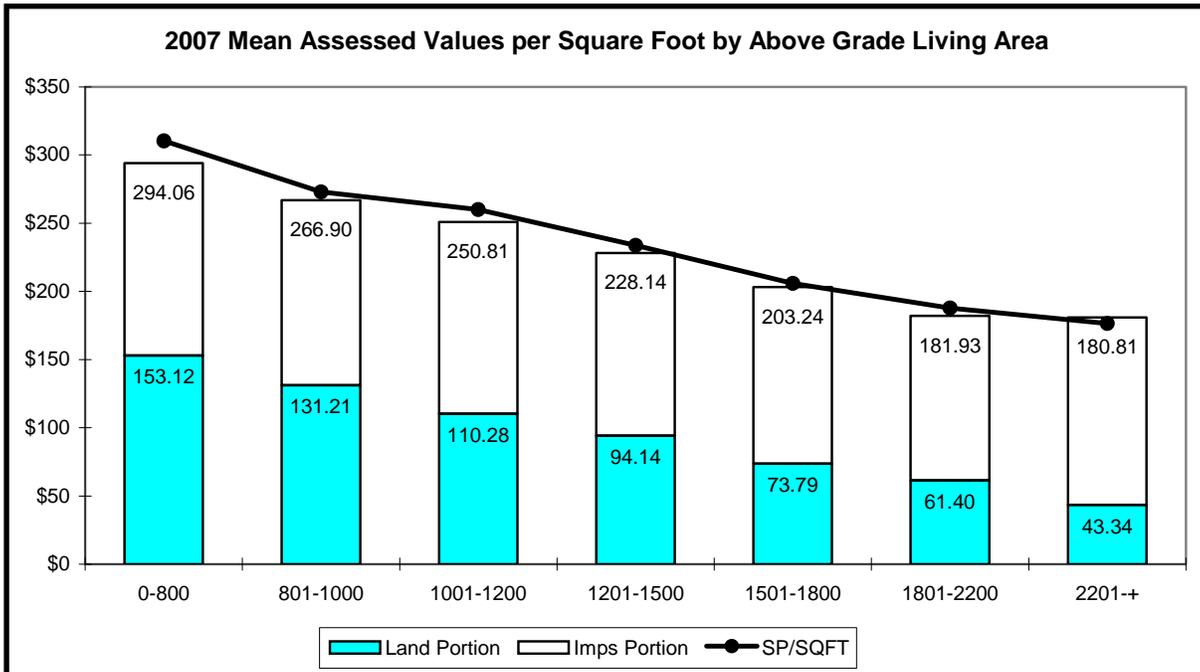
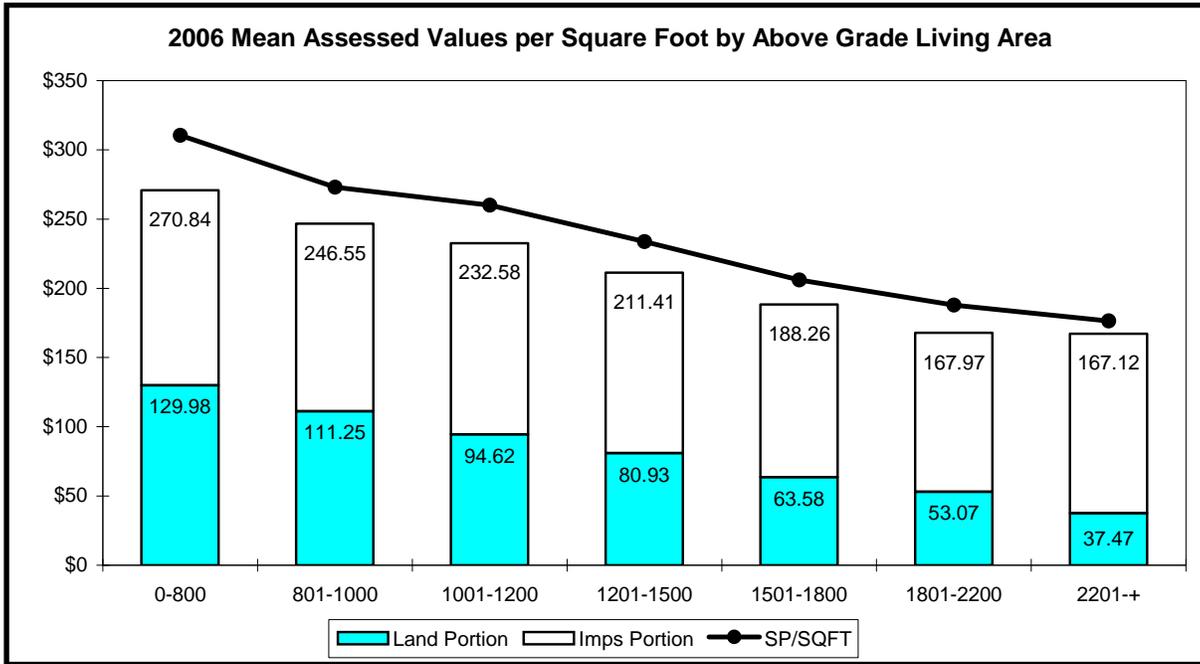
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2006 and 2007 Per Square Foot Values By Year Built / Renovated



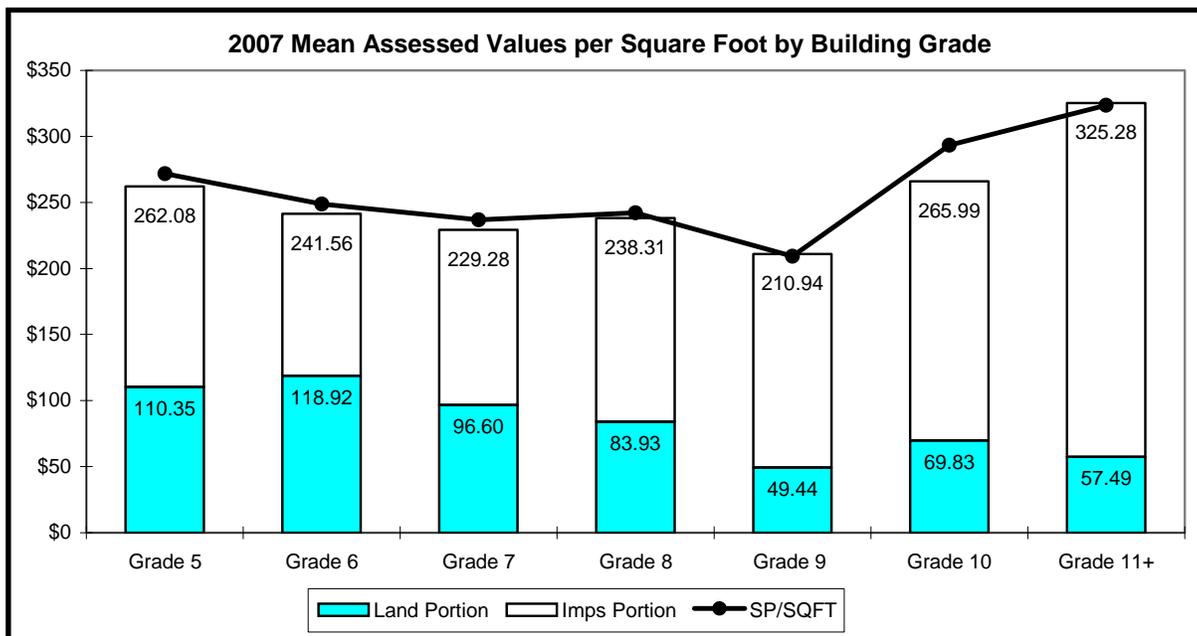
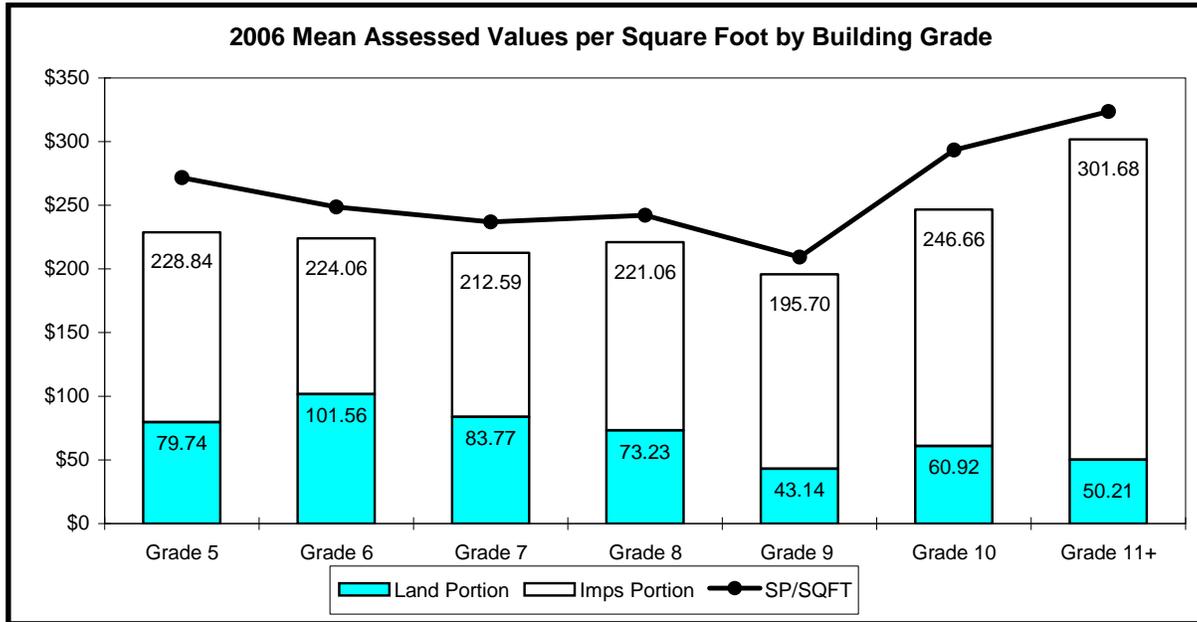
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values By Above Grade Living Area

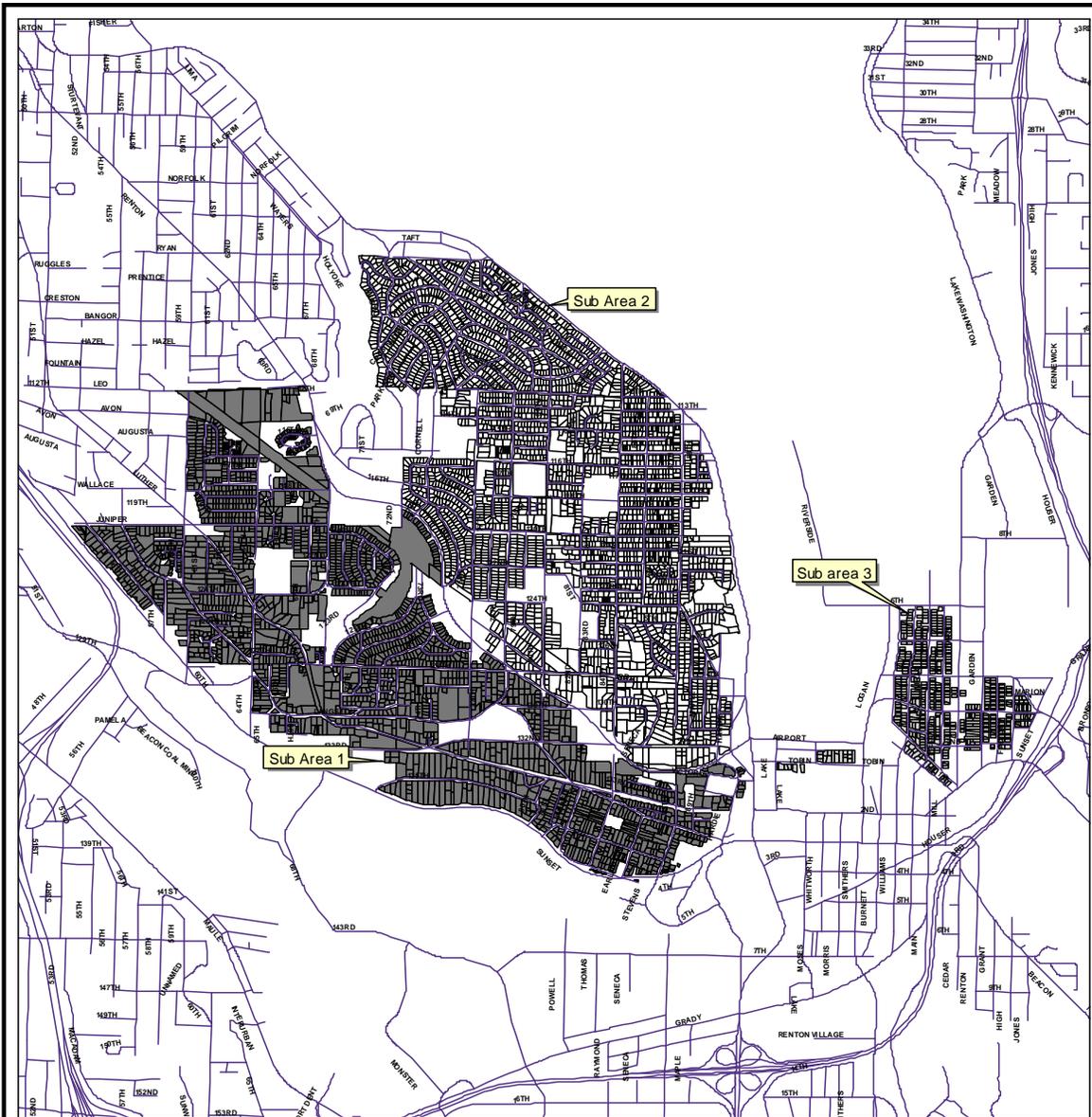


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 25

Sub Area

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Legend

Street address
Area25.shp

- 001
- 002
- 003

Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 28 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted 15% increase in land assessments in the area for the 2007 Assessment Year for sub area 1 or 2, and 45% increase in land assessment for subarea 3. The formula is:

2007 Land Value = 2006 Land Value x 1.15, if subarea 1 or 2, otherwise 2006 Land value x 1.45 with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 942 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a single family home with more than one living unit had lower average ratio (assessed value/ sale price) than other improvement, similarly, an improvement with grade 5 or less had lower ratio than other improvements.

The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / (0.926841 - 0.05597262 \text{ if Grade LE 5- } 0.07178222 \text{ if Living unit GE 2})$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value * 1.029)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value * 1.029).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Any properties excluded from the annual up-date process are noted in Real Property.
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.029, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 25 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

7.89%

Grade = < 5

Yes

% Adjustment

7.43%

Living Unit > = 2

Yes

% Adjustment

9.06%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a single family home whose building grade is 5 or less would *approximately* receive a 15.32% upward adjustment (7.89% + 7.43%). 198 improved parcels in the population would receive this adjustment. There were 37 sales occurred in 2004, 2005 and 2006 matching this bracket.

Similarly, a single family home with 2 living units would approximately receive a 16.95% upward adjustment (7.89% + 9.06%). 71 improved parcels in the population would receive this adjustment. There were 17 sales occurred in 2004, 2005 and 2006 matching this criteria.

There were no properties that would receive a multiple upward variable adjustment.

98.7% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 21 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 97.8%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
4	6	0.694	0.795	14.5%	0.467	1.122
5	32	0.879	1.007	14.5%	0.953	1.060
6	384	0.903	0.974	7.9%	0.958	0.990
7	327	0.897	0.968	7.9%	0.951	0.985
8	136	0.917	0.989	7.8%	0.967	1.010
9	46	0.941	1.015	7.8%	0.981	1.049
10	5	0.879	0.947	7.8%	0.634	1.261
11 +	6	0.942	1.016	7.8%	0.930	1.102
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1940	145	0.884	0.966	9.3%	0.937	0.995
1941-1950	286	0.895	0.965	7.8%	0.948	0.983
1951-1960	166	0.884	0.953	7.8%	0.930	0.977
1961-1970	83	0.921	0.993	7.9%	0.960	1.027
1971-1980	43	0.875	0.951	8.6%	0.906	0.995
1981-1990	28	0.872	0.940	7.7%	0.887	0.993
1991-2000	65	0.932	1.006	8.0%	0.969	1.043
> 2000	126	0.952	1.026	7.8%	1.005	1.047
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Poor	3	0.772	0.860	11.4%	0.534	1.185
Fair	683	0.910	0.982	7.9%	0.970	0.994
Average	210	0.891	0.964	8.3%	0.947	0.982
Good	46	0.904	0.985	9.0%	0.946	1.024
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	673	0.897	0.968	8.0%	0.957	0.980
1.5	114	0.889	0.967	8.8%	0.938	0.996
2	152	0.938	1.013	8.0%	0.992	1.034
2.5	1	1.017	1.095	7.7%	N/A	N/A
3	2	1.063	1.146	7.8%	-0.048	2.340

Area 25 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 97.8%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

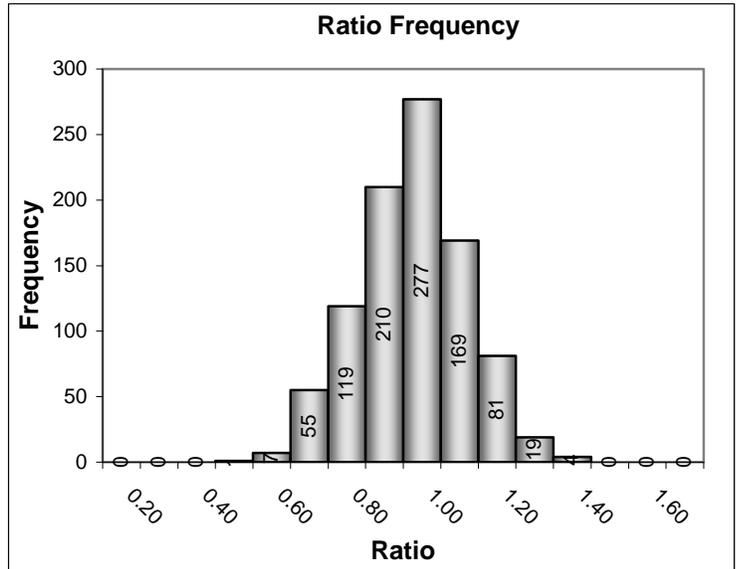
Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<801	111	0.872	0.945	8.5%	0.911	0.980
1001-1200	180	0.893	0.963	7.9%	0.942	0.985
1201-1500	239	0.904	0.975	7.9%	0.956	0.995
1801-2200	69	0.894	0.969	8.3%	0.931	1.007
1501-1800	112	0.915	0.987	7.9%	0.961	1.013
801-1000	159	0.903	0.978	8.3%	0.953	1.002
>2200	72	0.951	1.029	8.1%	0.998	1.059
Living Units	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	925	0.907	0.978	7.9%	0.968	0.988
2	17	0.831	0.971	16.8%	0.891	1.052
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	753	0.909	0.983	8.1%	0.972	0.994
Y	189	0.894	0.965	7.9%	0.942	0.987
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	942	0.905	0.978	8.0%	0.969	0.988
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	355	0.909	0.981	7.9%	0.965	0.998
2	476	0.906	0.976	7.7%	0.963	0.989
3	111	0.882	0.975	10.5%	0.943	1.006
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<3001	43	0.950	1.026	7.9%	0.983	1.068
3000-5000	152	0.904	0.986	9.0%	0.961	1.010
5001-8000	453	0.905	0.977	7.9%	0.964	0.991
8001-12000	193	0.902	0.972	7.8%	0.951	0.994
12001-16000	56	0.896	0.968	8.0%	0.920	1.016
16001-20000	19	0.945	1.018	7.7%	0.924	1.112
20001 - +	26	0.856	0.922	7.7%	0.848	0.997

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: WC / Team - 2	Lien Date: 01/01/2006	Date of Report: 05/08/2007	Sales Dates: 1/2004 - 12/2006
Area 25	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	942
Mean Assessed Value	275,900
Mean Sales Price	304,700
Standard Deviation AV	86,570
Standard Deviation SP	102,476
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.923
Median Ratio	0.926
Weighted Mean Ratio	0.905
UNIFORMITY	
Lowest ratio	0.481
Highest ratio:	1.400
Coefficient of Dispersion	12.08%
Standard Deviation	0.142
Coefficient of Variation	15.36%
Price Related Differential (PRD)	1.020
RELIABILITY	
95% Confidence: Median	
Lower limit	0.918
Upper limit	0.936
95% Confidence: Mean	
Lower limit	0.914
Upper limit	0.932
SAMPLE SIZE EVALUATION	
N (population size)	5118
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.142
Recommended minimum:	32
Actual sample size:	942
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	461
# ratios above mean:	481
z:	0.652
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 25

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: WC / Team - 2	Lien Date: 01/01/2007	Date of Report: 04/26/2007	Sales Dates: 1/2004 - 12/2006
Area 25	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	942
Mean Assessed Value	298,100
Mean Sales Price	304,700
Standard Deviation AV	93,011
Standard Deviation SP	102,476

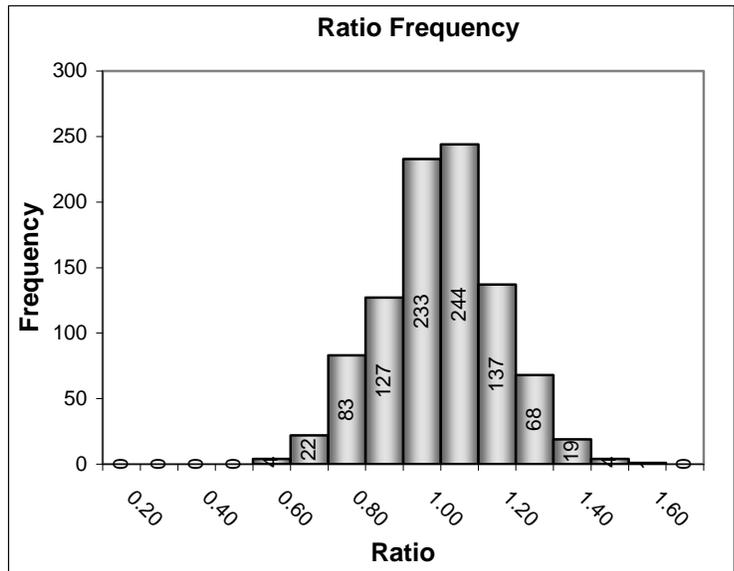
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.998
Median Ratio	1.001
Weighted Mean Ratio	0.978

UNIFORMITY	
Lowest ratio	0.551
Highest ratio:	1.504
Coefficient of Dispersion	12.00%
Standard Deviation	0.153
Coefficient of Variation	15.29%
Price Related Differential (PRD)	1.020

RELIABILITY	
95% Confidence: Median	
Lower limit	0.992
Upper limit	1.015
95% Confidence: Mean	
Lower limit	0.988
Upper limit	1.008

SAMPLE SIZE EVALUATION	
N (population size)	5118
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.153
Recommended minimum:	37
Actual sample size:	942
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	462
# ratios above mean:	480
z:	0.586
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 25.

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	214480	0546	8/14/06	\$214,950	700	0	5	1943	3	6080	N	N	8215 S 132ND ST
001	214370	1152	6/22/04	\$127,000	570	0	6	1948	3	6080	N	N	374 EARLINGTON AVE SW
001	214370	0535	1/28/04	\$215,000	580	580	6	1999	3	9560	Y	N	811 SW LANGSTON RD
001	758020	0450	4/28/05	\$203,000	670	0	6	1946	3	11250	N	N	12743 RENTON AVE S
001	768960	0780	10/10/06	\$257,500	670	0	6	1943	3	7860	N	N	7211 S 127TH ST
001	142304	9020	2/17/06	\$270,000	700	440	6	1943	3	6578	N	N	13110 66TH AVE S
001	182305	9058	5/13/04	\$179,500	700	0	6	1928	3	16148	N	N	215 STEVENS AVE SW
001	214370	0461	7/18/06	\$255,000	700	400	6	1928	3	4505	N	N	313 EARLINGTON AVE SW
001	768960	0210	11/21/05	\$259,950	700	700	6	1943	3	9780	N	N	12512 69TH AVE S
001	768960	0240	10/16/06	\$235,500	700	0	6	1943	3	8100	N	N	12548 69TH AVE S
001	768960	0275	1/8/04	\$135,000	700	0	6	1943	3	12400	N	N	12613 70TH AVE S
001	768960	0275	6/23/04	\$155,000	700	0	6	1943	3	12400	N	N	12613 70TH AVE S
001	768960	0275	6/30/06	\$241,000	700	0	6	1943	3	12400	N	N	12613 70TH AVE S
001	768960	0435	2/15/06	\$279,500	700	400	6	1943	3	7200	N	N	7056 S 126TH ST
001	768960	0515	5/26/05	\$198,000	700	0	6	1943	3	7200	N	N	7249 S 126TH ST
001	768960	0555	6/28/04	\$170,000	700	0	6	1943	3	7140	N	N	7201 S 126TH ST
001	768960	0595	11/12/04	\$165,500	700	0	6	1943	3	9020	N	N	7015 S 126TH ST
001	768960	0625	11/29/05	\$220,420	700	0	6	1943	3	6960	N	N	12618 70TH AVE S
001	768960	0725	8/4/05	\$201,000	700	0	6	1943	3	7965	N	N	12641 74TH AVE S
001	788720	0040	7/21/06	\$253,000	700	0	6	1939	3	9600	N	N	12821 65TH AVE S
001	768960	0615	5/9/06	\$218,000	710	0	6	1943	3	6780	N	N	12606 70TH AVE S
001	768960	0680	1/27/05	\$160,000	710	0	6	1943	3	7440	N	N	7058 S 127TH ST
001	768960	0745	12/7/05	\$209,865	710	0	6	1943	3	7084	N	N	7253 S 127TH ST
001	768960	0845	4/12/05	\$229,950	710	710	6	1943	3	8160	N	N	7236 S 128TH ST
001	396930	0160	6/28/04	\$167,500	720	0	6	1943	3	7176	N	N	7421 S 127TH ST
001	396930	0175	3/17/06	\$227,000	720	0	6	1943	3	7920	N	N	12633 74TH PL S
001	788720	0145	3/18/05	\$232,500	720	820	6	1920	3	7933	N	N	6431 S LANGSTON RD
001	214480	0700	7/13/06	\$314,500	730	200	6	1943	3	18953	N	N	8029 S LANGSTON RD
001	768960	0690	10/30/06	\$235,000	730	0	6	1943	3	7440	N	N	7206 S 127TH ST
001	768960	0730	4/12/05	\$195,000	730	0	6	1943	3	8235	N	N	12633 74TH AVE S

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	018500	0198	9/22/05	\$210,000	750	0	6	1943	4	6500	N	N	12445 57TH AVE S
001	214370	1150	1/9/06	\$229,000	750	0	6	1923	3	6080	N	N	632 SW SUNSET BLVD
001	217200	0920	8/29/05	\$225,000	750	0	6	1948	3	12391	N	N	12419 BEACON AVE S
001	396930	0130	9/19/05	\$234,000	760	0	6	1943	3	6887	N	N	7461 S 127TH ST
001	396930	0185	12/7/06	\$245,000	760	0	6	1943	3	6955	N	N	12643 74TH PL S
001	214480	0100	9/11/06	\$240,000	770	0	6	1950	4	7000	N	N	12821 78TH AVE S
001	788720	0160	8/11/04	\$184,000	770	0	6	1984	3	10820	N	N	12810 65TH AVE S
001	018500	0091	6/22/06	\$245,950	780	0	6	1955	3	3500	N	N	12063 56TH PL S
001	781280	1315	1/16/04	\$145,000	790	0	6	1944	3	6240	N	N	6804 S 120TH PL
001	781280	1785	4/23/05	\$208,000	790	430	6	1944	3	6655	N	N	6818 S 124TH ST
001	781280	1830	8/30/04	\$202,500	790	400	6	1944	3	6050	N	N	12202 68TH AVE S
001	781280	1865	9/6/06	\$235,125	790	0	6	1944	3	6955	N	N	12010 68TH AVE S
001	781320	0035	11/8/05	\$199,500	790	0	6	1944	3	5985	N	N	12027 70TH PL S
001	781320	0040	9/11/06	\$241,000	790	0	6	1944	3	5985	N	N	12031 70TH PL S
001	132304	9049	7/11/05	\$245,000	800	170	6	1947	3	14280	N	N	7437 S 132ND ST
001	768960	0285	6/17/04	\$170,000	810	0	6	1943	3	7854	N	N	12601 70TH AVE S
001	781280	1355	11/28/06	\$150,000	810	0	6	1944	3	7260	N	N	6914 S 120TH PL
001	781280	1375	3/8/05	\$187,500	810	210	6	1945	3	6360	N	N	6928 S 120TH PL
001	781280	1670	2/28/05	\$211,000	810	290	6	1944	3	6050	N	N	12024 69TH AVE S
001	781280	1825	12/13/05	\$217,950	810	0	6	1944	4	6050	N	N	12206 68TH AVE S
001	132304	9052	7/16/04	\$171,500	820	0	6	1941	3	32198	N	N	6838 S 133RD ST
001	781280	1260	4/19/05	\$235,000	820	0	6	1944	3	5640	N	N	12015 RENTON AVE S
001	781280	1560	7/19/04	\$214,000	820	620	6	1944	3	6050	N	N	12029 70TH AVE S
001	781280	1675	2/17/05	\$202,888	820	820	6	1944	3	6160	N	N	12018 69TH AVE S
001	781280	1680	6/23/04	\$189,950	820	500	6	1944	3	6171	N	N	12014 69TH AVE S
001	781280	1565	8/8/06	\$283,990	830	830	6	1944	3	6160	N	N	12033 70TH AVE S
001	781280	1715	9/21/04	\$151,999	830	0	6	1944	3	6050	N	N	12021 69TH AVE S
001	132304	9063	6/27/06	\$150,000	840	0	6	1959	3	8100	N	N	13463 81ST AVE S
001	214370	0635	6/14/06	\$309,000	840	0	6	1932	3	11500	N	N	1000 SW 3RD PL
001	214370	0971	2/13/06	\$267,000	840	0	6	1940	3	5000	N	N	356 THOMAS AVE SW
001	787840	0051	1/30/06	\$290,000	840	840	6	1958	3	22215	N	N	12837 69TH AVE S

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	217200	0745	1/25/06	\$298,200	850	0	6	1918	3	40000	Y	N	12672 60TH AVE S
001	768960	0355	4/26/05	\$200,400	860	0	6	1959	3	7200	N	N	7035 S 125TH ST
001	781280	1590	6/28/06	\$323,000	860	0	6	1944	3	6664	N	N	12053 70TH AVE S
001	781280	1600	4/14/06	\$233,000	860	0	6	1944	3	6600	N	N	6916 S 124TH ST
001	214480	0332	5/3/06	\$227,000	870	0	6	1963	3	9035	N	N	13015 80TH AVE S
001	781280	1300	8/28/06	\$240,000	870	0	6	1944	3	6600	N	N	12061 RENTON AVE S
001	781280	1385	8/10/05	\$236,000	870	600	6	1945	4	6240	N	N	7004 S 120TH PL
001	214480	0760	4/26/05	\$308,200	880	880	6	1916	3	35399	N	N	8060 S 134TH ST
001	747190	0045	12/5/05	\$223,700	880	440	6	1936	3	7147	N	N	317 POWELL AVE SW
001	214370	1275	5/3/04	\$157,000	890	0	6	1907	3	2250	N	N	440 SW SUNSET BLVD
001	758020	0460	8/4/06	\$365,000	890	500	6	1941	4	14180	N	N	12753 RENTON AVE S
001	781280	1725	9/29/04	\$184,500	890	0	6	1944	3	6050	N	N	12029 69TH AVE S
001	788720	0080	8/25/06	\$266,000	890	0	6	1941	3	4902	N	N	12825 65TH AVE S
001	018500	0110	8/14/06	\$280,000	900	300	6	1941	3	17700	Y	N	12025 56TH PL S
001	214370	0106	10/21/04	\$270,000	900	0	6	1911	3	24081	Y	N	252 EARLINGTON AVE SW
001	214370	0320	5/4/05	\$265,000	900	900	6	1908	3	30400	N	N	319 STEVENS AVE SW
001	112304	9006	5/13/04	\$199,950	910	0	6	1954	3	10624	N	N	5549 S 120TH ST
001	214370	1086	9/28/06	\$305,000	910	150	6	1940	3	8640	Y	N	353 STEVENS AVE SW
001	600240	0070	9/21/06	\$285,000	910	0	6	1971	3	7440	N	N	6143 S 125TH ST
001	112304	9155	6/1/04	\$241,250	920	920	6	1943	3	11088	N	N	12635 BEACON AVE S
001	182305	9207	8/24/06	\$325,000	940	900	6	1945	4	7840	N	N	510 SW LANGSTON RD
001	781280	1895	10/22/04	\$213,100	940	0	6	1955	3	9000	N	N	6827 S 124TH ST
001	184720	0090	5/26/04	\$200,000	950	0	6	1918	3	9770	N	N	214 SW LANGSTON RD
001	768960	0550	1/6/04	\$192,500	950	0	6	1943	3	7192	N	N	7207 S 126TH ST
001	788720	0460	12/5/06	\$342,000	950	0	6	1955	3	22880	N	N	6506 S 132ND ST
001	039900	0150	2/24/06	\$250,000	960	0	6	1953	3	8442	N	N	6006 S 119TH ST
001	039900	0180	10/26/06	\$281,000	960	0	6	1953	3	6000	N	N	6204 S 119TH ST
001	039900	0230	10/25/04	\$217,500	960	0	6	1952	4	7500	N	N	6221 S 119TH ST
001	214370	0276	6/27/06	\$252,000	960	0	6	1956	3	6120	Y	N	343 STEVENS AVE SW
001	781320	0050	2/7/06	\$206,000	960	0	6	1954	3	18700	N	N	12045 70TH PL S
001	214370	0595	5/2/05	\$190,000	970	400	6	1949	3	10809	N	N	224 POWELL AVE SW

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	781320	0030	8/3/06	\$238,000	970	0	6	1944	3	5992	N	N	12023 70TH PL S
001	094900	0028	11/3/04	\$192,000	980	0	6	1948	3	5850	N	N	6723 S 122ND ST
001	781280	1210	7/21/05	\$188,750	990	0	6	1953	3	7031	N	N	11911 RENTON AVE S
001	112304	9099	2/25/05	\$192,500	1000	0	6	1954	4	6215	N	N	12033 64TH PL S
001	217200	0921	8/2/05	\$273,000	1000	0	6	1946	3	18180	N	N	6163 S 124TH ST
001	768960	0740	8/29/05	\$210,000	1000	0	6	1943	3	7560	N	N	12619 74TH AVE S
001	781280	1765	10/6/04	\$185,000	1010	0	6	1945	3	6105	N	N	12059 69TH AVE S
001	798980	0151	5/11/05	\$223,000	1010	0	6	2005	3	13860	N	N	11200 59TH AVE S
001	018500	0102	8/17/06	\$220,950	1040	0	6	1942	3	16100	N	N	12041 56TH PL S
001	214480	0481	5/10/06	\$260,000	1040	0	6	1951	4	8960	N	N	13048 80TH AVE S
001	768960	0855	8/16/05	\$230,000	1050	0	6	1943	3	8160	N	N	7248 S 128TH ST
001	781280	1525	12/28/05	\$211,000	1050	0	6	1944	3	7000	N	N	6919 S 120TH PL
001	182305	9122	6/29/04	\$205,000	1058	675	6	1908	3	12460	N	N	188 HARDIE AVE SW
001	768960	0105	2/17/04	\$185,000	1060	0	6	1943	3	10920	N	N	7014 S 125TH ST
001	781280	1820	1/23/04	\$177,000	1070	0	6	1944	3	6160	N	N	12210 68TH AVE S
001	787840	0143	5/2/06	\$358,950	1070	1070	6	1945	3	12500	Y	N	7101 S LANGSTON RD
001	768960	0710	1/7/05	\$210,000	1080	0	6	1943	3	8400	N	N	7230 S 127TH ST
001	182305	9093	2/11/04	\$195,000	1090	0	6	1928	3	18760	Y	N	8915 S 133RD ST
001	781280	1750	7/20/06	\$229,000	1090	0	6	1944	3	6270	N	N	12051 69TH AVE S
001	182305	9152	2/12/04	\$218,950	1100	0	6	1928	3	14750	Y	N	8921 S 133RD ST
001	781280	1410	10/19/05	\$300,000	1100	900	6	1945	4	6240	N	N	7024 S 120TH PL
001	798980	0009	12/19/05	\$190,000	1100	0	6	1949	3	10547	N	N	11120 59TH AVE S
001	768960	0715	11/8/05	\$223,249	1110	0	6	1943	3	7425	N	N	12653 74TH AVE S
001	018500	0071	10/24/05	\$225,000	1120	0	6	1954	3	11115	N	N	12233 56TH PL S
001	214370	0670	9/22/05	\$275,000	1140	0	6	1943	3	14760	Y	N	908 SW 3RD PL
001	214480	0206	8/10/06	\$300,000	1140	0	6	1938	3	9480	N	N	8036 S 130TH ST
001	781280	1655	8/12/05	\$219,950	1150	0	6	1944	3	6050	N	N	12038 69TH AVE S
001	781320	0025	8/23/06	\$347,000	1150	0	6	1944	4	6318	N	N	12019 70TH PL S
001	788720	0095	8/11/05	\$215,000	1160	0	6	1956	3	9180	N	N	6407 S LANGSTON RD
001	039900	0260	12/15/04	\$243,000	1170	1170	6	1957	3	6000	N	N	6025 S 119TH ST
001	217140	0225	8/4/05	\$241,000	1170	800	6	1942	3	8288	N	N	12001 64TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	039900	0060	8/9/04	\$203,000	1180	0	6	1954	3	6115	N	N	6022 S 118TH PL
001	039900	0130	4/28/04	\$168,000	1180	0	6	1954	3	6000	N	N	6025 S 118TH PL
001	781280	1775	1/24/05	\$209,950	1180	0	6	1944	3	8800	N	N	12067 69TH AVE S
001	781280	1585	6/27/06	\$295,000	1190	0	6	1944	3	7623	N	N	12049 70TH AVE S
001	039900	0325	11/7/06	\$250,000	1200	0	6	1952	3	6000	N	N	6204 S 120TH ST
001	094900	0024	7/1/06	\$255,000	1200	0	6	1946	3	8730	N	N	6700 S 122ND ST
001	781280	1365	8/15/05	\$223,500	1210	0	6	1945	3	7290	N	N	6922 S 120TH PL
001	298880	0180	3/24/06	\$292,000	1220	0	6	1941	3	14100	N	N	7904 S 134TH PL
001	781280	1760	6/20/05	\$230,000	1220	0	6	1944	3	6160	N	N	12055 69TH AVE S
001	788720	0350	6/29/04	\$225,000	1220	240	6	1945	3	14445	N	N	6422 S 131ST ST
001	112304	9199	8/25/04	\$241,000	1230	0	6	1941	3	11000	N	N	12036 64TH AVE S
001	768960	0340	11/28/06	\$260,000	1240	0	6	1943	3	7200	N	N	7051 S 125TH ST
001	214370	1115	3/9/05	\$345,000	1260	910	6	1998	3	8008	Y	N	525 SW 3RD PL
001	214480	0466	1/6/05	\$258,500	1260	500	6	1950	3	13500	N	N	8044 S 132ND ST
001	781280	1690	3/1/05	\$219,900	1260	0	6	1944	3	7200	N	N	6805 S 120TH PL
001	536520	0040	8/1/06	\$241,000	1270	0	6	1949	3	7153	N	N	616 SW LANGSTON RD
001	781280	1605	10/19/05	\$274,000	1270	0	6	1944	4	6650	N	N	6910 S 124TH ST
001	781280	1605	7/26/06	\$350,000	1270	0	6	1944	4	6650	N	N	6910 S 124TH ST
001	781280	1320	7/5/06	\$275,000	1280	0	6	1944	3	6000	N	N	6808 S 120TH PL
001	214480	0810	6/2/04	\$214,950	1300	0	6	1910	3	10700	N	N	8436 S 134TH ST
001	214370	1260	4/25/05	\$285,000	1310	500	6	1948	3	5800	Y	N	380 STEVENS AVE SW
001	214480	0385	6/17/05	\$230,000	1330	0	6	1946	3	14600	N	N	7620 S LANGSTON RD
001	781320	0135	12/27/04	\$205,000	1380	0	6	1944	3	6954	N	N	12049 71ST AVE S
001	781320	0100	5/15/06	\$278,500	1390	0	6	1944	3	6975	N	N	12011 71ST AVE S
001	781320	0145	8/4/06	\$267,000	1390	0	6	1944	4	6800	N	N	7008 S 124TH ST
001	217200	0923	5/8/06	\$308,000	1400	0	6	2005	3	13266	N	N	6147 S 124TH ST
001	298880	0070	5/20/04	\$220,000	1430	0	6	1951	3	17771	Y	N	7612 S 135TH ST
001	039900	0095	5/27/04	\$187,380	1460	0	6	1954	3	6000	N	N	6227 S 118TH PL
001	781320	0095	2/15/06	\$271,000	1460	0	6	1944	3	6946	N	N	12005 71ST AVE S
001	132304	9033	1/11/05	\$250,000	1470	780	6	1947	3	19000	N	N	7431 S 132ND ST
001	781280	1245	8/28/06	\$291,500	1480	0	6	1944	3	6720	N	N	12001 RENTON AVE S

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	112304	9069	5/13/04	\$225,000	1560	1130	6	1946	3	22500	N	N	6430 S 118TH ST
001	781280	1405	1/3/06	\$315,000	1620	390	6	1945	4	6240	N	N	7020 S 120TH PL
001	298880	0125	11/16/04	\$317,500	1880	1000	6	1940	3	57063	Y	N	7545 S 135TH ST
001	787840	0029	2/27/06	\$290,000	1890	1440	6	1908	3	13940	N	N	12820 70TH AVE S
001	214370	1021	11/22/04	\$246,800	1960	810	6	1918	3	5609	N	N	808 SW 4TH PL
001	781280	1630	4/25/05	\$274,996	1970	0	6	1944	4	6150	N	N	12058 69TH AVE S
001	758020	0465	2/25/05	\$205,920	660	620	7	1991	3	11345	N	N	12761 RENTON AVE S
001	214370	1138	9/25/06	\$301,600	880	0	7	1953	3	8800	N	N	366 EARLINGTON AVE SW
001	214370	0105	4/26/04	\$230,000	950	850	7	1967	3	7260	N	N	511 SW LANGSTON RD
001	781280	1436	10/17/05	\$281,000	960	200	7	1956	3	9000	N	N	12016 71ST AVE S
001	214650	0310	2/11/05	\$255,000	960	960	7	1960	3	9033	N	N	8426 S 134TH ST
001	798980	0010	10/19/05	\$260,000	990	700	7	1951	3	9719	N	N	11122 59TH AVE S
001	039900	0075	5/20/04	\$238,000	1020	720	7	1954	3	8580	N	N	6004 S 118TH PL
001	039900	0255	5/14/05	\$244,500	1020	1020	7	1957	3	6000	N	N	6029 S 119TH ST
001	039900	0271	11/4/05	\$287,500	1020	1020	7	1957	3	6000	N	N	6015 S 119TH ST
001	217200	0819	6/22/04	\$235,500	1020	730	7	1964	3	7920	N	N	12424 57TH AVE S
001	768960	0880	7/25/05	\$228,000	1020	0	7	1954	3	8265	N	N	12522 74TH AVE S
001	018500	0175	10/6/05	\$270,000	1030	500	7	1951	3	16200	Y	N	5635 S LANGSTON RD
001	214480	0215	1/11/06	\$307,500	1040	1040	7	1955	3	13629	N	N	8024 S 130TH ST
001	214480	0311	7/27/05	\$302,000	1040	1040	7	1960	3	14659	Y	N	8031 S 130TH ST
001	214480	0547	9/15/06	\$324,990	1040	820	7	1965	3	12802	N	N	8211 S 132ND ST
001	217200	0846	5/27/06	\$330,000	1040	510	7	1950	3	13510	N	N	6107 S 124TH ST
001	112304	9171	7/16/04	\$256,996	1050	730	7	1964	3	6159	N	N	6022 S 117TH PL
001	018500	0161	7/14/05	\$257,000	1060	720	7	1957	3	7800	N	N	12250 56TH PL S
001	094900	0091	4/3/06	\$352,999	1060	700	7	1962	3	8505	N	N	12034 66TH AVE S
001	039900	0280	3/25/05	\$280,000	1070	1030	7	1968	3	6961	N	N	5930 S 120TH ST
001	788720	0330	1/11/05	\$293,000	1070	570	7	1964	3	15138	N	N	6439 S LANGSTON RD
001	132304	9076	7/26/06	\$375,000	1080	0	7	1967	3	14208	N	N	6848 S 133RD ST
001	798980	0153	10/15/04	\$250,000	1080	980	7	1961	3	10400	N	N	11208 59TH AVE S
001	112304	9009	4/24/06	\$355,000	1090	1060	7	1973	3	8556	N	N	12640 BEACON AVE S
001	180150	0050	4/18/05	\$270,000	1100	740	7	1961	3	7250	N	N	12919 74TH AVE S

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	780600	0065	1/6/06	\$280,000	1100	820	7	1959	3	7300	Y	N	6927 S 129TH PL
001	298880	0060	11/1/04	\$269,950	1120	0	7	1954	3	10536	N	N	7631 S 134TH ST
001	214480	0645	5/4/04	\$232,600	1130	600	7	1959	3	13770	N	N	7609 S 132ND ST
001	112304	9182	8/16/05	\$250,000	1140	830	7	1967	3	7700	N	N	6443 1/2 S 120TH ST
001	214370	0918	6/14/06	\$335,000	1140	720	7	1988	3	5200	N	N	357 EARLINGTON AVE SW
001	787840	0020	5/24/04	\$222,110	1140	0	7	1967	3	7000	N	N	7017 S 128TH ST
001	787840	0025	8/10/06	\$290,000	1140	440	7	1967	3	7150	N	N	7005 S 128TH ST
001	427990	0220	7/21/06	\$335,000	1150	800	7	1966	3	6000	N	N	11425 61ST AVE S
001	039920	0135	11/29/06	\$345,000	1170	600	7	1963	3	6500	N	N	6227 S 117TH ST
001	182305	9142	5/10/04	\$249,500	1170	1170	7	1960	3	5725	N	N	424 SW LANGSTON PL
001	788720	0265	2/6/06	\$318,700	1170	360	7	1985	3	8100	N	N	12909 66TH AVE S
001	018500	0109	6/16/05	\$289,900	1180	580	7	2005	3	9400	N	N	12015 56TH PL S
001	214370	1110	10/20/04	\$260,000	1180	500	7	1975	3	8072	Y	N	519 SW 3RD PL
001	677800	0040	9/23/05	\$265,000	1180	0	7	1969	3	4941	N	N	6026 S 127TH PL
001	112304	9106	10/25/06	\$393,000	1190	600	7	1954	3	12420	Y	N	12005 59TH AVE S
001	214370	0266	12/23/04	\$290,000	1190	1010	7	1983	3	7200	Y	N	507 SW 3RD PL
001	214480	0590	10/20/05	\$387,000	1190	1120	7	1985	3	29400	N	N	7915 S 132ND ST
001	214480	0172	8/15/05	\$325,000	1200	900	7	1960	3	7000	N	N	12853 80TH AVE S
001	298880	0021	10/28/04	\$310,000	1200	900	7	1954	3	15688	Y	N	13409 80TH AVE S
001	637040	0120	6/1/06	\$350,000	1200	600	7	1964	3	6840	N	N	6147 S 125TH ST
001	779840	0110	10/20/04	\$231,000	1200	600	7	1968	3	6270	N	N	12674 61ST PL S
001	214370	0600	6/21/05	\$277,100	1230	0	7	1981	3	12600	N	N	226 POWELL AVE SW
001	768960	0885	12/5/05	\$242,000	1230	0	7	1954	3	8004	N	N	12528 74TH AVE S
001	039920	0215	7/20/04	\$236,000	1240	600	7	1963	3	7000	N	N	6041 S 117TH PL
001	112304	9187	2/20/04	\$268,000	1240	800	7	1992	3	7400	N	N	5566 S LANGSTON RD
001	427990	0050	5/13/05	\$297,000	1250	570	7	1972	3	6524	N	N	6005 S 116TH ST
001	427990	0070	10/10/06	\$360,000	1280	600	7	1967	3	6000	N	N	11448 61ST AVE S
001	779840	0030	3/16/04	\$249,500	1280	700	7	1963	3	6006	N	N	12634 61ST PL S
001	779840	0100	11/21/06	\$389,950	1280	960	7	1965	3	6370	N	N	12668 61ST PL S
001	039900	0281	7/21/04	\$279,950	1300	1300	7	1959	3	12897	N	N	6001 S 119TH ST
001	039920	0130	7/12/04	\$271,000	1300	990	7	1962	3	6500	N	N	6221 S 117TH ST

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	787840	0042	8/10/05	\$223,000	1300	0	7	1968	3	7455	N	N	6815 S 128TH ST
001	112304	9154	2/3/04	\$233,500	1310	1310	7	1962	3	9230	N	N	12627 BEACON AVE S
001	418790	0050	12/27/04	\$310,000	1310	820	7	1961	3	9858	N	N	6427 S 127TH PL
001	779840	0070	3/30/04	\$211,500	1310	0	7	1965	3	6095	N	N	12656 61ST PL S
001	214650	0290	7/7/06	\$497,000	1310	1240	7	1941	4	13446	N	N	8600 S 134TH ST
001	039900	0300	12/5/05	\$360,000	1320	720	7	2005	3	6996	Y	N	11815 60TH AVE S
001	427990	0365	7/20/04	\$275,000	1320	750	7	1969	3	9130	N	N	11451 60TH AVE S
001	214370	1190	6/29/04	\$204,000	1330	0	7	1900	3	8040	N	N	532 SW SUNSET BLVD
001	781250	0140	11/1/06	\$439,000	1330	800	7	2000	3	5987	N	N	5802 S 122ND ST
001	781250	0310	8/20/04	\$310,000	1330	800	7	2000	3	3869	N	N	12242 58TH PL S
001	018200	0436	12/9/04	\$292,000	1340	1040	7	1958	3	17000	N	N	5901 S LANGSTON RD
001	780600	0050	9/25/06	\$380,000	1340	0	7	1972	3	8480	N	N	6905 S 129TH PL
001	018500	0165	1/25/06	\$325,000	1350	700	7	1956	3	15600	Y	N	5623 S LANGSTON RD
001	112304	9181	10/13/04	\$269,950	1350	1100	7	1963	3	6600	N	N	12029 66TH AVE S
001	112304	9138	11/10/04	\$319,130	1370	1370	7	1960	3	29640	N	N	6457 S 124TH ST
001	182305	9109	7/12/06	\$429,000	1370	820	7	1941	4	7139	N	N	312 SW LANGSTON RD
001	427990	0390	6/16/06	\$280,000	1370	710	7	1978	3	9934	N	N	11433 60TH AVE S
001	739040	0048	3/29/06	\$377,000	1370	730	7	1983	3	9100	N	N	7219 S 128TH ST
001	214370	0787	3/25/04	\$229,000	1380	0	7	1977	3	6300	N	N	318 POWELL AVE SW
001	214480	0320	7/5/05	\$345,000	1390	1200	7	1961	4	23920	N	N	8015 S 130TH ST
001	781280	1530	1/27/06	\$252,000	1390	0	7	1944	3	7380	N	N	6925 S 120TH PL
001	758020	0485	4/21/06	\$337,000	1400	600	7	1991	3	4500	N	N	12726 76TH AVE S
001	217140	0221	6/27/05	\$290,000	1420	0	7	1955	3	20000	N	N	12015 64TH AVE S
001	217200	0815	1/7/04	\$300,000	1420	1020	7	1959	3	24000	Y	N	12605 60TH AVE S
001	214370	0355	6/19/06	\$382,500	1430	1100	7	1954	3	11790	N	N	621 SW LANGSTON RD
001	536520	0055	5/7/04	\$242,000	1430	0	7	1963	3	5686	N	N	518 SW LANGSTON RD
001	039900	0305	8/9/04	\$238,200	1440	0	7	1957	3	6000	N	N	6016 S 120TH ST
001	214370	0095	10/10/06	\$407,500	1440	1440	7	1979	3	8964	N	N	501 SW LANGSTON RD
001	739040	0044	8/8/05	\$315,000	1440	800	7	1958	3	9900	N	N	7203 S 128TH ST
001	180150	0120	7/1/05	\$267,000	1460	390	7	1962	3	7488	N	N	12926 74TH AVE S
001	779840	0060	8/29/06	\$310,000	1460	800	7	1962	3	7380	N	N	12650 61ST PL S

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	018500	0167	12/27/05	\$310,000	1470	0	7	1954	3	11200	Y	N	5615 S LANGSTON RD
001	768960	0416	3/3/05	\$329,500	1470	960	7	2004	3	7200	N	N	7038 S 126TH ST
001	427990	0410	4/10/05	\$315,000	1480	780	7	1985	3	9429	N	N	11417 60TH AVE S
001	788720	0450	10/6/04	\$250,000	1480	480	7	1951	3	13884	N	N	13112 65TH AVE S
001	780540	0180	9/29/05	\$275,000	1480	0	7	1999	3	2681	N	N	11526 62ND AVE S
001	780540	0190	7/27/05	\$255,000	1480	0	7	1999	3	2729	N	N	11530 62ND AVE S
001	780540	0200	7/13/04	\$245,000	1480	0	7	1999	3	2817	N	N	11534 62ND AVE S
001	214370	0970	9/14/06	\$370,000	1500	0	7	1941	3	12000	N	N	324 THOMAS AVE SW
001	373770	0060	10/25/05	\$275,000	1500	0	7	1975	3	7300	N	N	7326 S 131ST CT
001	768960	0430	9/8/06	\$380,000	1500	600	7	1980	3	7200	N	N	7050 S 126TH ST
001	217140	0209	9/9/05	\$286,950	1510	0	7	1968	3	8710	N	N	12053 64TH AVE S
001	427990	0240	1/2/04	\$245,000	1530	320	7	1968	3	7314	N	N	11411 61ST AVE S
001	392660	0050	7/28/05	\$312,500	1540	0	7	1991	3	9250	N	N	325 OAKESDALE AVE SW
001	427990	0270	4/17/06	\$312,000	1560	900	7	1966	3	6001	N	N	11418 60TH AVE S
001	112304	9104	2/12/05	\$282,000	1570	760	7	1955	3	9425	N	N	5703 S 120TH ST
001	418790	0220	5/5/04	\$251,000	1570	820	7	1959	3	7936	N	N	6434 S 127TH PL
001	039920	0195	3/2/04	\$194,740	1580	0	7	1959	3	7000	N	N	6223 S 117TH PL
001	217200	0752	6/8/05	\$280,000	1600	0	7	1984	3	9306	N	N	12719 61ST PL S
001	427990	0100	7/16/04	\$255,000	1610	600	7	1968	3	6256	N	N	11424 61ST AVE S
001	739040	0083	2/16/05	\$305,000	1610	1610	7	1966	3	9000	Y	N	7425 S 129TH ST
001	039920	0200	10/20/05	\$270,000	1650	0	7	1958	3	7000	N	N	6217 S 117TH PL
001	758020	0470	7/24/06	\$275,000	1650	0	7	1941	3	8250	N	N	7728 S 128TH ST
001	780540	0120	7/7/05	\$272,000	1650	0	7	1999	3	3147	N	N	11502 62ND AVE S
001	787840	0130	10/17/05	\$335,000	1660	700	7	1955	3	11697	Y	N	6925 S LANGSTON RD
001	739040	0139	5/18/05	\$255,000	1690	0	7	1946	3	21585	N	N	7324 S 132ND ST
001	780540	0030	8/4/05	\$240,000	1690	0	7	1999	3	3355	N	N	11569 62ND AVE S
001	780540	0040	2/14/05	\$268,500	1690	0	7	1999	3	3386	N	N	11565 62ND AVE S
001	780540	0060	9/7/04	\$247,500	1690	0	7	1999	3	2810	N	N	11557 62ND AVE S
001	780540	0080	4/6/05	\$270,000	1690	0	7	1999	3	2700	N	N	11549 62ND AVE S
001	781250	0270	2/11/05	\$274,000	1697	0	7	2000	3	3419	N	N	12259 58TH PL S
001	781250	0230	5/28/04	\$252,000	1700	0	7	2000	3	3400	N	N	12231 58TH PL S

Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	780540	0110	5/26/04	\$240,500	1710	0	7	2000	3	2995	N	N	11535 62ND AVE S
001	094900	0090	12/22/06	\$315,000	1720	0	7	1962	3	8505	N	N	12028 66TH AVE S
001	214480	0225	11/10/04	\$295,000	1750	0	7	1959	3	6375	N	N	12852 80TH AVE S
001	182305	9144	7/6/04	\$264,000	1780	0	7	1949	3	11169	N	N	406 SW LANGSTON RD
001	214370	0677	6/5/06	\$410,000	1780	0	7	2005	3	12000	N	N	285 THOMAS AVE SW
001	788720	0165	9/19/06	\$401,000	1780	0	7	1986	3	10820	N	N	12818 65TH AVE S
001	298880	0150	7/26/05	\$280,000	1790	0	7	1943	3	22145	Y	N	7837 S 135TH ST
001	217140	0172	7/24/06	\$345,000	1800	0	7	1955	3	11625	N	N	6132 S 124TH ST
001	214480	0635	9/14/04	\$372,000	1810	0	7	1938	4	21900	N	N	7632 S 134TH ST
001	214370	0075	4/27/05	\$290,000	1844	0	7	1912	3	12560	N	N	405 SW LANGSTON RD
001	780610	0100	8/25/04	\$310,000	1850	0	7	1964	3	9300	Y	N	7119 S 129TH ST
001	214480	0149	12/13/04	\$230,000	1930	280	7	1960	3	9100	N	N	12914 76TH AVE S
001	683320	0040	1/23/04	\$289,000	2010	0	7	2004	3	4225	N	N	5559 S 120TH ST
001	214370	0404	9/23/04	\$296,750	2040	0	7	1900	3	7200	N	N	274 THOMAS AVE SW
001	214480	0650	1/23/04	\$289,950	2050	0	7	2003	3	24100	N	N	7926 S 134TH ST
001	214370	0930	9/19/06	\$335,000	2120	0	7	1979	3	5840	N	N	361 EARLINGTON AVE SW
001	214370	0935	9/13/06	\$335,000	2120	0	7	1979	3	5840	N	N	365 EARLINGTON AVE SW
001	788720	0185	4/22/04	\$267,000	2280	380	7	1984	3	8115	N	N	12827 66TH AVE S
001	214480	0147	7/18/05	\$299,900	2290	700	7	1960	3	9100	N	N	12900 76TH AVE S
001	182305	9020	5/16/06	\$376,000	2300	530	7	1977	3	6579	Y	N	205 HARDIE AVE SW
001	781250	0040	6/8/06	\$433,800	2370	0	7	2000	3	3668	N	N	12206 58TH PL S
001	214370	0405	8/16/06	\$497,500	2390	1090	7	1900	4	7560	N	N	278 THOMAS AVE SW
001	788720	0345	5/11/05	\$370,000	2410	0	7	2005	3	7908	N	N	6620 S 120TH ST
001	132304	9092	5/6/04	\$310,000	1140	750	8	1997	3	4511	Y	N	195 POWELL AVE SW
001	683320	0010	11/18/05	\$315,000	1180	1010	8	1959	3	9310	N	N	12023 59TH AVE S
001	132304	9056	6/10/05	\$420,000	1290	1290	8	1950	4	18612	Y	N	150 OAKESDALE AVE SW
001	112304	9127	11/1/05	\$367,500	1310	780	8	1997	3	7245	N	N	12442 64TH AVE S
001	298880	0085	6/8/06	\$599,777	1350	1230	8	1976	4	37485	Y	N	7524 S 135TH ST
001	214370	0025	9/1/05	\$379,000	1360	1300	8	1966	4	11051	Y	N	354 STEVENS AVE SW
001	217140	0195	5/28/04	\$328,000	1370	900	8	2004	3	5500	N	N	12223 64TH AVE S
001	217140	0194	4/14/04	\$329,000	1370	900	8	2004	3	5500	N	N	12227 64TH AVE S

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	214480	0181	3/28/06	\$397,950	1410	890	8	2005	3	9519	N	N	12829 RENTON AVE S
001	214480	0186	3/30/06	\$400,000	1410	890	8	2005	3	9801	N	N	12823 RENTON AVE S
001	182305	9128	2/6/06	\$399,000	1510	800	8	1959	4	7039	Y	N	8800 S 134TH ST
001	112304	9222	7/18/06	\$400,000	1510	930	8	2005	3	4622	N	N	6438 S 118TH ST
001	214370	0961	10/26/06	\$428,950	1510	930	8	2006	3	6408	N	N	807 SW 3RD PL
001	214370	0962	12/4/06	\$427,000	1510	930	8	2006	3	6949	N	N	801 SW 3RD PL
001	427990	0420	12/13/05	\$399,000	1520	1440	8	1972	4	9428	N	N	11411 60TH AVE S
001	217140	0197	2/24/04	\$332,000	1550	970	8	2004	3	5500	N	N	12231 64TH AVE S
001	217200	0823	6/22/06	\$425,000	1560	900	8	1957	4	15420	N	N	6010 S 126TH ST
001	747190	0043	6/21/06	\$395,000	1720	0	8	1998	3	6219	N	N	1105 SW 3RD PL
001	112304	9216	2/15/06	\$354,900	1760	0	8	1997	3	5602	N	N	12041 64TH PL S
001	788290	0120	2/25/05	\$315,500	1920	0	8	1988	3	9180	N	N	206 OAKESDALE AVE SW
001	787840	0134	2/10/04	\$330,000	1940	1000	8	1974	3	9375	Y	N	6921 S LANGSTON RD
001	768960	0650	3/30/05	\$339,000	2240	0	8	2005	3	11536	N	N	7022 S 127TH ST
001	788720	0140	4/28/06	\$410,000	2340	0	8	2006	3	5964	N	N	6429 S LANGSTON RD
001	182305	9009	10/13/05	\$512,000	2440	620	8	1999	3	5068	Y	N	120 HARDIE AVE SW
001	217140	0198	4/15/04	\$330,000	2660	0	8	2004	3	4806	N	N	12235 64TH AVE S
001	217140	0202	2/26/04	\$329,000	2660	0	8	2004	3	4806	N	N	12215 64TH AVE S
001	315160	0005	1/28/05	\$369,900	2720	0	8	2005	3	7497	N	N	11624 59TH AVE S
001	214370	0732	2/12/04	\$370,000	2880	0	8	1998	3	9600	N	N	355 THOMAS AVE SW
001	214650	0100	3/1/06	\$484,000	1550	980	9	2005	3	5000	N	N	8619 S 133RD PL
001	214650	0110	6/1/06	\$499,950	1550	980	9	2006	3	4956	N	N	8613 S 133RD PL
001	214650	0120	4/10/06	\$489,000	1550	980	9	2005	3	4856	N	N	8607 S 133RD PL
001	214650	0140	6/6/06	\$525,950	1550	980	9	2006	3	4917	N	N	8541 S 133RD PL
001	214650	0200	3/30/06	\$487,500	2380	0	9	2006	3	5162	N	N	8510 S 133RD PL
001	214650	0230	5/2/06	\$540,000	2380	0	9	2006	3	5064	N	N	8624 S 133RD PL
001	214650	0270	8/14/06	\$535,950	2380	0	9	2006	3	5279	N	N	8726 S 133RD PL
001	214370	0972	12/14/06	\$440,000	2380	0	9	2006	3	6261	Y	N	360 THOMAS AVE SW
001	214650	0210	11/20/06	\$498,500	2460	0	9	2006	3	4789	N	N	8516 S 133RD PL
001	214650	0220	10/11/06	\$515,000	2460	0	9	2006	3	4866	N	N	8522 S 133RD PL
001	214650	0040	6/27/06	\$600,000	2520	0	9	2006	3	6867	N	N	8727 S 133RD PL

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	214650	0050	8/9/06	\$569,000	2520	0	9	2006	3	5335	N	N	8721 S 133RD PL
001	214650	0090	8/28/05	\$478,000	2520	0	9	2005	3	5000	N	N	8625 S 133RD PL
001	214650	0150	2/6/06	\$494,000	2520	0	9	2006	3	5053	N	N	8535 S 133RD PL
001	214650	0170	4/4/06	\$515,000	2520	0	9	2006	3	5124	N	N	8523 S 133RD PL
001	214650	0190	6/30/06	\$529,000	2740	0	9	2006	3	4785	N	N	8511 S 133RD PL
001	214370	0795	8/12/04	\$369,000	2783	0	9	2004	3	4520	N	N	324 POWELL AVE SW
001	214650	0030	2/6/06	\$575,000	2870	0	9	2006	3	5794	Y	N	8733 S 133RD PL
001	214650	0060	8/28/05	\$510,000	2870	0	9	2005	3	5000	N	N	8715 S 133RD PL
001	214650	0250	5/31/06	\$575,000	2870	0	9	2006	3	5515	N	N	8708 S 133RD PL
001	214650	0070	10/20/05	\$523,000	3020	0	9	2005	3	5000	N	N	8709 S 133RD PL
001	214650	0080	11/23/05	\$536,000	3020	0	9	2006	3	5000	N	N	8703 S 133RD PL
001	214650	0180	5/2/06	\$611,556	3020	0	9	2006	3	5124	N	N	8517 S 133RD PL
001	214650	0160	1/19/06	\$559,000	3030	0	9	2006	3	5124	N	N	8529 S 133RD PL
001	217200	0901	4/18/05	\$460,000	3441	0	9	2000	3	17333	N	N	12515 64TH AVE S
001	787840	0122	11/9/05	\$900,000	2060	1170	10	1977	4	70131	Y	N	12919 69TH AVE S
002	118000	3100	11/20/06	\$155,000	410	0	5	1938	3	6000	N	N	8731 S 117TH PL
002	758020	0330	5/4/06	\$176,000	480	0	5	1943	3	15973	N	N	7840 S 126TH ST
002	758020	0215	11/28/05	\$232,000	480	0	6	1941	3	10500	N	N	7647 S 126TH ST
002	062305	9010	5/21/04	\$180,000	550	550	6	1944	3	3920	Y	N	8432 S 112TH ST
002	809360	0045	1/13/06	\$344,500	570	570	6	1946	5	8131	Y	N	266 LIND AVE NW
002	118000	2415	7/15/05	\$185,000	600	0	6	1941	3	4600	N	N	8406 S 117TH PL
002	420440	0060	2/18/05	\$210,000	620	0	6	1943	4	7700	N	N	8820 S 122ND ST
002	118000	5795	7/9/04	\$173,400	670	0	6	1934	3	3500	N	N	8231 S 121ST ST
002	118000	5850	5/9/05	\$238,000	670	0	6	1919	4	6000	N	N	8246 S 122ND ST
002	214480	0011	8/25/06	\$245,000	670	0	6	1946	3	33390	N	N	8220 S 130TH ST
002	765700	0025	3/14/06	\$260,000	680	680	6	1944	4	8037	N	N	12026 79TH AVE S
002	928280	0680	4/13/06	\$243,300	680	0	6	1947	3	6000	N	N	7651 S 115TH ST
002	118000	4660	6/16/06	\$241,000	710	0	6	1903	5	3000	N	N	8414 S 120TH ST
002	956480	0026	2/13/06	\$221,950	720	0	6	1956	4	7985	Y	N	664 TAYLOR AVE NW
002	214480	0013	8/25/06	\$245,000	720	0	6	2001	3	44855	N	N	8210 S 130TH ST
002	758020	0315	10/24/05	\$205,000	730	0	6	1940	3	14738	N	N	7862 S 126TH ST

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	214480	0881	12/7/05	\$245,000	740	700	6	1923	4	16149	N	N	8815 S 132ND ST
002	758020	0345	6/2/06	\$196,100	750	0	6	1940	3	15973	N	N	7818 S 126TH ST
002	405880	2080	2/17/06	\$261,500	770	770	6	1943	4	7440	N	N	10837 CRESTWOOD DR S
002	381000	0030	10/25/04	\$230,000	780	0	6	1941	4	10240	N	N	11319 84TH AVE S
002	420240	0115	4/6/06	\$251,000	780	0	6	1946	4	8350	N	N	564 STEVENS AVE NW
002	758020	0025	10/12/06	\$242,000	780	0	6	1945	3	10875	N	N	12434 79TH AVE S
002	118000	5305	11/21/06	\$326,000	790	360	6	1942	3	6300	N	N	8555 S 120TH ST
002	765700	0110	6/2/06	\$220,000	790	0	6	1944	3	7410	N	N	12010 78TH AVE S
002	765700	0115	5/5/06	\$242,500	790	0	6	1944	3	7467	N	N	12016 78TH AVE S
002	765700	0220	9/2/05	\$219,000	790	0	6	1944	3	7467	N	N	12022 77TH AVE S
002	765760	0010	5/24/04	\$158,000	790	0	6	1944	3	7125	N	N	12010 76TH AVE S
002	765760	0010	6/20/06	\$261,000	790	0	6	1944	3	7125	N	N	12010 76TH AVE S
002	765760	0030	4/28/05	\$203,000	790	0	6	1944	4	7068	N	N	12034 76TH AVE S
002	765760	0100	4/26/05	\$190,000	790	0	6	1944	3	7750	N	N	12003 77TH AVE S
002	765760	0135	5/25/04	\$164,000	790	0	6	1944	3	7200	N	N	12238 76TH AVE S
002	765760	0190	4/16/05	\$199,820	790	0	6	1944	3	7260	N	N	12215 77TH AVE S
002	765760	0210	10/7/05	\$202,500	790	0	6	1944	3	6681	N	N	12255 78TH AVE S
002	781280	0060	10/30/06	\$267,000	790	400	6	1944	3	6050	N	N	7468 S 116TH ST
002	781280	0285	7/21/04	\$179,950	790	0	6	1944	3	6240	N	N	7438 S 118TH PL
002	781280	0315	1/1/06	\$205,000	790	0	6	1944	3	8075	N	N	11632 74TH AVE S
002	781280	0340	6/29/06	\$300,000	790	0	6	1944	3	6825	N	N	7217 S 116TH ST
002	781280	0425	9/20/06	\$365,000	790	290	6	1944	3	8030	N	N	11603 72ND PL S
002	781280	0490	5/6/04	\$215,000	790	790	6	1944	3	6875	N	N	7421 S 118TH PL
002	781280	0890	3/27/06	\$175,000	790	0	6	1944	3	5490	N	N	12202 75TH AVE S
002	781280	1105	9/20/06	\$243,450	790	0	6	1944	3	6300	N	N	12006 RENTON AVE S
002	118000	5900	9/13/06	\$374,500	791	360	6	1943	4	9000	Y	N	8222 S 122ND ST
002	118000	4435	2/23/06	\$225,000	800	0	6	1952	3	3413	N	N	11903 87TH AVE S
002	405880	1135	4/7/05	\$192,000	800	0	6	1942	3	7700	N	N	11021 WOODLEY AVE S
002	118000	4425	5/5/06	\$236,000	810	0	6	1909	4	6000	N	N	8543 S 119TH ST
002	765700	0230	8/23/05	\$228,995	810	0	6	1944	4	7467	N	N	12034 77TH AVE S
002	765700	0535	11/12/04	\$204,950	810	0	6	1944	3	7980	N	N	12238 77TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	781280	0200	12/14/05	\$240,500	810	150	6	1944	3	6300	N	N	7439 S 116TH PL
002	781280	0225	4/20/06	\$240,000	810	0	6	1944	3	6360	N	N	7461 S 116TH PL
002	781280	1145	8/15/05	\$272,000	810	160	6	1944	5	8658	N	N	7205 S 120TH ST
002	405880	2085	3/28/06	\$286,000	820	820	6	1943	4	7260	N	N	10831 CRESTWOOD DR S
002	405880	2250	8/3/05	\$205,000	820	0	6	1948	3	6840	N	N	11028 CRESTWOOD DR S
002	758020	0005	9/13/04	\$180,000	820	0	6	1952	3	6000	N	N	7903 S 124TH ST
002	781280	0610	1/21/05	\$235,000	820	150	6	1944	4	6758	N	N	7502 S 120TH ST
002	781280	0625	7/3/06	\$329,950	820	160	6	1944	3	7150	N	N	11816 74TH AVE S
002	781280	0670	11/29/05	\$274,950	820	820	6	1944	3	6656	N	N	7551 S 120TH ST
002	781280	0691	9/27/04	\$231,450	820	820	6	1944	3	7840	N	N	12009 76TH AVE S
002	781280	0805	1/23/04	\$204,000	820	0	6	1944	3	6720	N	N	12028 75TH AVE S
002	781280	0820	3/22/05	\$210,500	820	0	6	1944	4	6120	N	N	12016 75TH AVE S
002	781280	1040	4/14/05	\$230,000	820	0	6	1944	3	6180	N	N	12070 RENTON AVE S
002	781280	1055	6/3/04	\$215,000	820	820	6	1944	3	6405	N	N	12052 RENTON AVE S
002	118000	3235	4/22/04	\$232,000	830	0	6	1952	4	6000	N	N	11739 87TH AVE S
002	781280	0465	5/13/04	\$171,000	830	0	6	1944	3	5846	N	N	7226 S 120TH ST
002	118000	0460	11/23/04	\$175,000	840	400	6	1908	3	3225	N	N	8540 S 114TH ST
002	118000	3175	10/27/04	\$188,000	850	0	6	1924	3	6000	N	N	8529 S 117TH PL
002	118000	3175	6/10/06	\$240,000	850	0	6	1924	3	6000	N	N	8529 S 117TH PL
002	781280	0020	8/17/05	\$245,450	850	0	6	1944	4	6050	N	N	7424 S 116TH ST
002	118000	2400	7/15/05	\$189,500	860	0	6	1929	3	5000	N	N	8416 S 117TH PL
002	118000	7965	9/30/04	\$275,000	860	0	6	1946	3	3000	N	N	8242 S 124TH ST
002	405820	0265	7/5/05	\$285,000	860	600	6	1937	3	10496	Y	N	11039 84TH AVE S
002	781280	0100	11/29/06	\$315,000	860	300	6	1944	3	5658	N	N	7463 S 116TH ST
002	781280	0175	6/8/05	\$244,000	860	0	6	1944	4	6800	N	N	7417 S 116TH ST
002	781280	0300	4/20/05	\$224,950	860	0	6	1944	3	6600	N	N	7420 S 118TH PL
002	781280	0915	9/9/05	\$227,000	860	0	6	1944	4	8378	N	N	12003 75TH AVE S
002	765700	0175	7/24/06	\$300,000	870	390	6	1944	3	7467	N	N	12033 79TH AVE S
002	781280	0530	3/29/04	\$165,500	870	0	6	1944	3	6120	N	N	7471 S 118TH PL
002	781280	0605	1/10/05	\$194,950	870	0	6	1944	3	6758	N	N	7504 S 120TH ST
002	781280	0681	3/1/06	\$236,200	870	0	6	1944	3	8487	N	N	7565 S 120TH ST

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	405880	1905	1/11/04	\$253,000	890	800	6	1945	3	6325	N	N	10625 RUSTIC RD S
002	781280	0450	9/30/04	\$180,000	900	0	6	1944	3	6630	N	N	7210 S 120TH ST
002	118000	3185	2/7/06	\$242,000	910	0	6	1940	3	6200	N	N	8535 S 117TH PL
002	381000	0335	3/21/05	\$200,000	920	0	6	1947	3	6200	N	N	8230 S 116TH ST
002	405820	0465	8/25/04	\$290,000	930	900	6	1943	3	7080	Y	N	10946 FOREST AVE S
002	118000	5420	4/4/05	\$254,500	940	0	6	1952	3	6000	N	N	8503 S 121ST ST
002	118000	2250	6/18/04	\$205,000	950	0	6	1925	3	6000	N	N	8420 S 117TH ST
002	758020	0310	3/29/05	\$190,000	950	0	6	1940	3	8900	N	N	7870 S 126TH ST
002	781280	0030	10/24/05	\$233,300	950	0	6	1944	4	6050	N	N	7436 S 116TH ST
002	214480	0006	5/24/06	\$280,500	960	600	6	1937	3	10912	N	N	12823 84TH AVE S
002	118000	5260	11/23/05	\$245,000	970	0	6	1920	3	6000	N	N	8523 S 120TH ST
002	318560	0050	8/25/06	\$259,950	970	0	6	1923	3	4500	N	N	313 HARDIE AVE NW
002	118000	1630	8/24/04	\$172,500	980	0	6	1942	3	3000	N	N	8524 S 116TH ST
002	765700	0575	12/20/06	\$320,000	980	0	6	1944	3	7860	N	N	12221 78TH AVE S
002	765760	0110	8/17/04	\$232,000	980	0	6	1944	4	7260	N	N	12210 76TH AVE S
002	928280	1545	7/11/05	\$239,950	980	0	6	1942	4	6000	N	N	7821 S 114TH ST
002	381000	0015	8/16/06	\$440,000	990	0	6	1930	3	19840	N	N	11301 84TH AVE S
002	765700	0055	10/26/04	\$255,000	990	0	6	1944	4	8037	N	N	12055 80TH AVE S
002	118000	2735	9/13/04	\$254,100	1010	0	6	1923	4	6000	N	N	8723 S 117TH ST
002	781280	0330	2/14/06	\$245,000	1010	0	6	1944	4	5760	N	N	11614 74TH AVE S
002	781280	1175	7/27/05	\$219,950	1010	480	6	1944	3	6527	N	N	7227 S 120TH ST
002	928280	0305	6/20/05	\$268,000	1010	500	6	1944	4	6000	N	N	7632 S 114TH ST
002	928280	0305	6/15/06	\$305,000	1010	500	6	1944	4	6000	N	N	7632 S 114TH ST
002	928280	1045	2/23/05	\$296,000	1010	1010	6	1948	4	2700	Y	N	11545 80TH AVE S
002	163760	0095	2/14/06	\$278,000	1030	0	6	1936	3	8395	N	N	8252 S 128TH ST
002	118000	1375	9/26/05	\$270,000	1040	0	6	1938	4	6000	N	N	8425 S 115TH PL
002	781280	0545	11/2/04	\$229,950	1040	820	6	1944	3	6136	N	N	11829 76TH AVE S
002	405880	1895	1/25/05	\$243,500	1050	0	6	1955	4	6890	N	N	10615 RUSTIC RD S
002	956480	0011	11/28/06	\$252,350	1050	0	6	1938	3	8257	N	N	305 NW 7TH ST
002	765700	0070	12/14/05	\$265,000	1070	0	6	1944	5	8037	N	N	12037 80TH AVE S
002	765700	0120	10/6/05	\$247,750	1070	0	6	1944	4	7467	N	N	12022 78TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	405880	1190	3/30/04	\$221,000	1080	0	6	1942	4	8580	N	N	11020 PARKVIEW AVE S
002	765760	0105	6/10/04	\$210,000	1080	0	6	1944	3	7320	N	N	12204 76TH AVE S
002	809360	0026	6/6/06	\$228,000	1080	0	6	1942	3	6000	N	N	257 TAYLOR AVE NW
002	118000	6477	8/27/04	\$340,000	1090	300	6	1926	5	6500	N	N	8240 S 123RD ST
002	405880	1250	9/2/04	\$215,000	1090	0	6	1943	3	7686	Y	N	11030 CORNELL AVE S
002	765700	0105	1/31/06	\$190,000	1100	0	6	1944	3	8840	N	N	12004 78TH AVE S
002	118000	1235	8/21/06	\$301,000	1140	0	6	1932	4	4500	N	N	8429 S 115TH ST
002	118000	1475	9/24/04	\$235,000	1140	0	6	1990	3	6000	N	N	8400 S 116TH ST
002	118000	2705	2/7/06	\$286,000	1140	0	6	1945	4	6300	Y	N	8811 S 117TH ST
002	928280	0480	6/6/06	\$277,000	1140	0	6	1947	3	6000	N	N	7651 S 114TH ST
002	118000	5460	6/21/06	\$265,000	1150	0	6	1943	3	6000	N	N	8527 S 121ST ST
002	758020	0340	6/10/04	\$203,000	1150	0	6	1943	3	15973	N	N	7826 S 126TH ST
002	765700	0580	6/16/04	\$186,100	1150	0	6	1944	3	7860	N	N	12215 78TH AVE S
002	765760	0020	12/17/04	\$220,000	1150	0	6	1944	3	7068	N	N	12022 76TH AVE S
002	781280	0860	4/26/06	\$265,000	1150	0	6	1944	4	7645	N	N	12237 76TH AVE S
002	118000	0670	3/16/04	\$180,000	1170	0	6	1920	3	6450	N	N	8401 S 114TH ST
002	781280	0130	8/23/06	\$320,000	1170	0	6	1944	3	9216	N	N	11637 76TH AVE S
002	765760	0025	6/8/05	\$218,000	1180	0	6	1944	3	7068	N	N	12028 76TH AVE S
002	381000	0040	5/18/05	\$300,000	1190	0	6	1925	4	8610	N	N	8234 S 114TH ST
002	118000	1435	11/23/04	\$190,000	1210	0	6	1925	3	6000	N	N	8424 S 116TH ST
002	928280	1730	10/1/04	\$289,950	1210	500	6	1943	4	6000	Y	N	7823 S 113TH ST
002	928280	1810	5/11/04	\$289,950	1210	0	6	1943	4	6000	Y	N	7832 S 113TH ST
002	928280	1840	7/9/04	\$280,000	1210	300	6	1943	4	6000	N	N	7850 S 113TH ST
002	928280	1880	9/16/05	\$300,000	1210	200	6	1943	4	6000	N	N	7816 S 113TH ST
002	781280	0690	4/1/04	\$219,000	1220	1080	6	1944	3	8272	N	N	7569 S 120TH ST
002	118000	5445	7/7/05	\$230,000	1240	0	6	1952	3	3000	N	N	8513 S 121ST ST
002	118000	0780	6/26/06	\$369,950	1250	0	6	1931	5	6000	N	N	8416 S 115TH ST
002	118000	3285	5/23/05	\$240,000	1250	0	6	1932	4	5500	N	N	8526 S 118TH ST
002	765760	0175	7/7/05	\$216,000	1250	0	6	1944	3	7200	N	N	12233 77TH AVE S
002	118000	7015	8/10/04	\$237,950	1260	0	6	1951	3	7800	N	N	8540 S 123RD PL
002	781280	0750	8/17/04	\$202,000	1260	0	6	1944	3	6305	N	N	12072 75TH AVE S

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	758020	0425	8/15/05	\$249,950	1270	0	6	1941	4	12388	N	N	7835 S 126TH ST
002	781280	0885	9/10/04	\$187,950	1270	0	6	1944	3	6096	N	N	12206 75TH AVE S
002	781280	0505	1/21/05	\$262,000	1288	0	6	1944	4	6741	N	N	7441 S 118TH PL
002	781280	0730	4/28/04	\$220,000	1290	0	6	1944	3	6180	N	N	12045 76TH AVE S
002	118000	0810	9/20/04	\$290,500	1310	0	6	1920	4	6450	N	N	8501 S 114TH ST
002	405880	1055	11/1/06	\$330,000	1310	500	6	1942	4	8128	N	N	11113 CORNELL AVE S
002	758020	0020	6/7/04	\$314,950	1320	0	6	1947	5	10875	N	N	12426 79TH AVE S
002	765700	0125	8/24/06	\$320,000	1320	0	6	1944	3	7467	N	N	12028 78TH AVE S
002	072305	9070	6/9/05	\$339,000	1330	950	6	1948	4	13200	N	N	12421 87TH AVE S
002	765700	0090	7/6/05	\$236,848	1340	0	6	1943	3	8319	N	N	12007 80TH AVE S
002	118000	0455	3/17/04	\$270,000	1360	420	6	1987	4	3225	N	N	8542 S 114TH ST
002	118000	7255	11/20/06	\$290,000	1360	0	6	1943	2	6000	Y	N	8223 S 123RD ST
002	405880	1995	3/30/06	\$195,000	1370	580	6	1946	2	7350	N	N	10833 LAKERIDGE DR S
002	781280	0850	6/21/04	\$217,000	1390	0	6	1944	3	7198	N	N	12225 76TH AVE S
002	118000	1220	10/24/05	\$295,000	1400	0	6	1930	4	5145	N	N	8423 S 115TH ST
002	118000	0655	1/4/05	\$310,200	1420	800	6	1930	4	5375	N	N	8402 S 114TH ST
002	781280	0775	2/26/04	\$199,000	1420	0	6	1944	3	7420	N	N	12052 75TH AVE S
002	765700	0520	7/24/05	\$230,000	1430	0	6	1944	3	7920	N	N	12222 77TH AVE S
002	204580	0006	10/13/06	\$484,100	1450	580	6	1928	4	4551	Y	N	10498 DIXON DR S
002	781280	0570	9/26/05	\$239,000	1460	0	6	1944	3	6930	N	N	7542 S 120TH ST
002	781280	1035	9/15/05	\$185,066	1470	0	6	1944	3	6060	N	N	12076 RENTON AVE S
002	781280	0145	7/22/05	\$269,900	1500	0	6	1944	4	7085	N	N	7450 S 116TH PL
002	765760	0120	12/29/04	\$217,000	1520	0	6	1944	3	7260	N	N	12222 76TH AVE S
002	781280	0185	6/28/05	\$239,000	1540	0	6	1944	3	10150	N	N	7427 S 116TH PL
002	781280	0265	12/20/05	\$258,500	1580	0	6	1944	3	6900	N	N	7458 S 118TH PL
002	405880	2060	5/26/05	\$254,950	1680	0	6	1943	4	6650	N	N	10861 CRESTWOOD DR S
002	118000	2200	11/3/06	\$360,000	1880	0	6	1940	3	6000	N	N	11611 85TH AVE S
002	118000	0415	2/27/04	\$250,000	1890	0	6	1922	3	6000	Y	N	11307 87TH AVE S
002	118000	5190	11/10/06	\$318,000	770	770	7	1954	3	6000	N	N	8420 S 121ST ST
002	204580	0050	6/16/04	\$287,500	800	0	7	1946	4	7200	Y	N	10437 RAINIER AVE S
002	118000	4955	1/27/06	\$299,000	820	820	7	1955	3	6000	Y	N	8241 S 120TH ST

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	405880	1210	4/26/04	\$256,000	860	600	7	1943	3	7571	N	N	10816 CORNELL AVE S
002	381000	0035	10/4/05	\$331,000	880	880	7	1954	4	11070	N	N	8240 S 114TH ST
002	118000	0125	11/22/05	\$349,950	890	710	7	2005	4	6000	Y	N	11216 84TH AVE S
002	405820	0525	7/10/06	\$280,000	920	0	7	1950	3	6396	N	N	8008 S LAKERIDGE DR
002	405880	1856	2/15/05	\$264,000	920	0	7	1950	3	7339	N	N	10640 RUSTIC RD S
002	928280	0270	3/15/05	\$233,500	920	0	7	1955	3	6000	N	N	7645 S 113TH ST
002	956480	0056	10/15/04	\$254,950	924	170	7	1955	3	8850	N	N	214 NW 6TH ST
002	405880	1310	6/5/06	\$350,000	930	0	7	1952	3	6900	Y	N	10817 AUBURN AVE S
002	167840	0141	12/19/05	\$384,000	950	400	7	1919	5	10527	Y	N	11050 84TH AVE S
002	381000	0134	3/26/04	\$235,000	970	0	7	1953	4	8000	N	N	8019 S 112TH ST
002	405820	0110	6/23/04	\$290,000	990	560	7	1939	3	7080	Y	N	10866 DIXON DR S
002	405820	0850	5/24/05	\$315,100	990	990	7	1951	3	7080	Y	N	10844 FOREST AVE S
002	405880	0990	10/7/04	\$325,000	1000	650	7	1950	3	7747	Y	N	11059 AUBURN AVE S
002	405880	1260	11/10/04	\$337,250	1000	600	7	1950	3	7860	Y	N	10801 WOODLEY AVE S
002	420440	0339	6/4/04	\$185,000	1000	0	7	1964	3	7955	N	N	210 NW 2ND ST
002	956480	0087	10/23/06	\$330,000	1010	0	7	1955	3	13415	N	N	301 NW 6TH ST
002	405820	0705	8/25/04	\$299,950	1020	800	7	1941	4	5350	Y	N	7915 S LAKERIDGE DR
002	405880	0690	11/28/05	\$383,000	1020	800	7	2003	4	7320	Y	N	7519 S SUNNYCREST RD
002	928280	0325	4/3/04	\$196,000	1020	0	7	1955	3	5400	N	N	7642 S 114TH ST
002	928280	0335	6/7/05	\$250,000	1020	0	7	1955	3	5400	N	N	7644 S 114TH ST
002	405880	0805	12/23/04	\$349,500	1030	700	7	1941	4	13225	Y	N	7551 S LAKERIDGE DR
002	420240	0330	5/25/04	\$227,000	1040	700	7	1964	3	6000	N	N	413 MAPLE AVE NW
002	420440	0308	2/17/04	\$243,500	1040	700	7	1961	3	8250	N	N	255 LIND AVE NW
002	928280	0460	7/27/05	\$286,000	1040	600	7	1956	4	7500	N	N	7637 S 114TH ST
002	405880	1410	12/22/05	\$321,300	1050	860	7	1962	3	4320	Y	N	10725 CRESTWOOD DR S
002	420440	0176	2/27/06	\$400,000	1050	900	7	2004	4	4595	Y	N	357 LIND AVE NW
002	420440	0335	4/27/06	\$281,000	1050	0	7	1944	3	10027	N	N	207 TAYLOR AVE NW
002	956480	0115	2/8/05	\$237,000	1070	620	7	1961	3	27009	N	N	516 TAYLOR PL NW
002	420240	0275	4/26/04	\$250,000	1080	620	7	1978	3	4000	N	N	410 LIND AVE NW
002	381000	0783	5/3/05	\$244,000	1090	700	7	1962	3	9432	Y	N	7710 S 120TH ST
002	118000	6685	9/27/06	\$350,000	1100	1100	7	1957	3	11700	Y	N	12212 84TH AVE S

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	405880	1835	5/19/06	\$399,950	1100	600	7	1956	4	6468	Y	N	10618 RUSTIC RD S
002	118000	0110	6/10/04	\$265,000	1110	0	7	1920	4	6000	N	N	8420 S 113TH ST
002	405880	1850	6/21/06	\$375,400	1110	1050	7	1953	4	6264	N	N	10636 RUSTIC RD S
002	405880	1880	5/9/06	\$335,000	1110	760	7	1963	3	7808	N	N	10601 RUSTIC RD S
002	118000	0100	9/15/05	\$356,500	1120	0	7	1999	4	7000	Y	N	8428 S 113TH ST
002	118000	7265	9/9/05	\$469,900	1120	780	7	1962	5	6000	Y	N	8241 S 123RD ST
002	928280	0205	6/12/06	\$414,750	1120	540	7	1952	4	6000	Y	N	7605 S 113TH ST
002	118000	5195	8/9/05	\$333,000	1130	930	7	1963	4	6000	Y	N	8414 S 121ST ST
002	405820	0530	11/28/06	\$364,000	1130	800	7	1949	3	7380	N	N	10940 OAKWOOD AVE S
002	405820	0990	6/26/06	\$550,000	1130	900	7	1957	3	8341	Y	N	7714 S LAKERIDGE DR
002	405880	1140	7/8/05	\$230,000	1130	0	7	1960	3	7866	N	N	11035 WOODLEY AVE S
002	405820	0720	4/20/06	\$519,000	1140	1000	7	1950	5	10807	Y	N	7902 S 112TH ST
002	062305	9011	5/23/06	\$543,000	1150	600	7	1957	3	7840	Y	N	8444 S 112TH ST
002	405820	0380	4/25/05	\$310,000	1150	0	7	1951	3	7440	Y	N	10845 DIXON DR S
002	405880	1730	8/23/05	\$495,700	1150	1150	7	1957	4	7200	Y	N	6928 S RUSTIC RD
002	118000	6125	8/11/04	\$229,950	1160	0	7	1982	3	9000	N	N	8008 S 122ND ST
002	182305	9184	7/21/06	\$339,000	1160	870	7	1960	3	9940	N	N	610 NW 3RD ST
002	118000	8080	4/19/06	\$390,500	1170	250	7	1952	3	7500	Y	N	8415 S 123RD PL
002	405880	1500	7/3/06	\$425,000	1170	700	7	1941	3	7192	Y	N	7042 S LAKERIDGE DR
002	405820	1475	4/16/04	\$325,000	1190	1100	7	1958	4	7680	Y	N	7684 S LAKERIDGE DR
002	405880	1050	10/21/05	\$250,000	1190	0	7	1947	3	5846	N	N	11046 WOODLEY AVE S
002	420440	0098	1/11/06	\$373,900	1190	1000	7	1963	3	8250	Y	N	410 STEVENS AVE NW
002	118000	5465	6/10/05	\$255,000	1200	0	7	1970	3	6000	N	N	8539 S 121ST ST
002	118000	6425	9/21/04	\$295,000	1200	600	7	1958	4	6000	Y	N	8247 S 122ND ST
002	399140	0015	11/1/04	\$305,000	1200	1000	7	1956	4	10050	N	N	11818 78TH AVE S
002	405880	0060	3/29/06	\$375,000	1200	0	7	1950	5	6600	N	N	11044 WOODWARD AVE S
002	405880	0880	1/13/05	\$333,000	1200	500	7	2005	3	5723	Y	N	11021 WOODWARD AVE S
002	946000	0050	7/18/06	\$327,250	1200	900	7	1962	3	6500	N	N	365 TAYLOR AVE NW
002	118000	7108	10/4/06	\$352,000	1210	0	7	1986	3	7200	Y	N	12307 85TH AVE S
002	399140	0020	6/1/06	\$365,000	1210	610	7	1956	3	10184	N	N	11824 78TH AVE S
002	405880	0440	11/22/06	\$474,950	1210	910	7	1949	3	13560	Y	N	7532 S LAUREL ST

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	670620	0170	9/19/06	\$379,000	1210	660	7	1966	3	6480	N	N	11838 77TH AVE S
002	405880	0670	8/5/04	\$404,000	1220	1100	7	1941	4	6962	Y	N	7200 S LAKERIDGE DR
002	420240	0130	11/29/04	\$264,500	1220	800	7	1969	3	5890	N	N	521 LIND AVE NW
002	420240	0135	1/29/04	\$202,000	1220	0	7	1968	3	6000	N	N	515 LIND AVE NW
002	866490	0050	10/10/06	\$365,000	1220	800	7	1983	3	8542	N	N	11428 82ND PL S
002	866490	0120	3/1/06	\$390,000	1220	830	7	1983	3	7210	N	N	11411 82ND PL S
002	182305	9284	6/30/04	\$249,950	1220	530	7	2004	3	5513	N	N	714 3RD CT NW
002	182305	9285	7/6/04	\$254,950	1220	530	7	2004	3	4531	N	N	708 3RD CT NW
002	182305	9286	7/26/04	\$249,950	1220	530	7	2004	3	4531	N	N	702 3RD CT NW
002	182305	9287	7/23/04	\$254,950	1220	530	7	2004	3	4549	N	N	618 3RD CT NW
002	182305	9288	8/4/04	\$249,950	1220	530	7	2004	3	4578	N	N	612 3RD CT NW
002	122304	9048	8/8/05	\$245,000	1230	0	7	1947	3	13938	N	N	8000 S 128TH ST
002	405820	0295	12/16/05	\$355,500	1230	0	7	1952	4	5900	Y	N	10909 DIXON DR S
002	765700	0275	10/14/04	\$215,000	1230	0	7	1952	3	9825	N	N	12027 78TH AVE S
002	956480	0090	2/27/04	\$300,000	1230	800	7	1955	4	14850	N	N	217 NW 6TH ST
002	405820	1220	1/24/06	\$300,000	1240	0	7	1950	4	7680	N	N	7723 S MISSION DR
002	405880	0610	12/26/06	\$465,000	1240	420	7	1950	3	7182	Y	N	7225 S SUNNYCREST RD
002	758020	0400	6/23/04	\$327,000	1240	1220	7	2002	3	11475	N	N	7830 S 128TH ST
002	118000	1355	11/1/04	\$305,000	1250	620	7	1984	3	4500	N	N	8413 S 115TH PL
002	381000	0515	6/29/06	\$399,950	1250	1250	7	1960	4	8960	N	N	8027 S 117TH ST
002	956480	0051	10/11/04	\$280,000	1250	220	7	1961	3	9135	N	N	300 NW 6TH ST
002	182305	9224	1/28/04	\$260,000	1260	1000	7	1964	3	42813	Y	N	253 SENECA PL NW
002	405880	2230	6/5/06	\$295,000	1270	0	7	1954	3	10500	N	N	10820 CRESTWOOD DR S
002	118000	7245	6/23/04	\$350,000	1280	800	7	1968	4	6000	Y	N	8217 S 123RD ST
002	118000	7275	1/11/05	\$362,500	1280	720	7	1989	4	6000	Y	N	8229 S 123RD ST
002	118000	1280	6/25/06	\$317,000	1290	0	7	1951	3	6000	N	N	8428 S 115TH PL
002	420240	0268	11/18/04	\$270,000	1290	1290	7	1977	3	4000	N	N	412 LIND AVE NW
002	122304	9108	7/20/04	\$283,000	1300	1000	7	1954	3	6720	Y	N	7470 S 114TH ST
002	670630	0080	9/28/05	\$340,000	1310	790	7	1967	3	6750	N	N	7612 S 120TH ST
002	758020	0045	8/23/06	\$331,000	1310	0	7	1950	3	15950	N	N	12429 80TH AVE S
002	866490	0070	12/3/04	\$306,200	1310	380	7	1983	4	7282	N	N	11436 82ND PL S

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	420440	0337	6/2/04	\$280,000	1318	550	7	2004	3	5000	Y	N	212 NW 2ND ST
002	118000	4215	6/21/04	\$286,000	1320	0	7	1926	4	8000	N	N	11908 87TH AVE S
002	118000	3050	2/17/05	\$285,000	1330	0	7	1981	3	15600	Y	N	8716 S 118TH ST
002	405880	1290	8/26/04	\$369,000	1330	700	7	1953	4	6380	Y	N	10837 AUBURN AVE S
002	946000	0100	12/27/05	\$364,000	1330	1330	7	1958	3	6491	Y	N	361 MAPLE AVE NW
002	758020	0410	10/6/05	\$268,000	1340	0	7	1943	3	9750	N	N	7846 S 128TH ST
002	174300	0030	12/5/05	\$380,000	1350	800	7	1960	3	7378	N	N	8047 S 117TH ST
002	122304	9148	11/2/05	\$276,500	1360	0	7	1964	4	10725	N	N	8237 S 126TH PL
002	758020	0295	8/31/05	\$261,888	1360	0	7	1941	4	15303	N	N	7927 S 125TH ST
002	765700	0100	6/27/06	\$390,000	1360	640	7	1960	3	10575	N	N	12003 80TH AVE S
002	928280	1260	2/3/05	\$326,450	1360	970	7	1979	4	6000	N	N	7826 S 115TH PL
002	420440	0056	11/16/04	\$265,000	1370	200	7	1940	3	7700	N	N	8907 S 121ST ST
002	122304	9134	3/6/06	\$458,888	1380	1000	7	1960	5	8580	Y	N	11817 82ND AVE S
002	122304	9114	9/19/05	\$249,000	1390	0	7	1955	3	7200	N	N	12514 80TH AVE S
002	912460	0075	11/21/05	\$425,000	1400	0	7	1929	3	12804	Y	N	11721 78TH AVE S
002	072305	9089	11/28/05	\$550,000	1410	1000	7	1950	5	17820	Y	N	12642 84TH AVE S
002	405880	1931	8/16/06	\$260,000	1410	0	7	1956	3	9996	N	N	10803 RUSTIC RD S
002	118000	5370	8/10/06	\$283,500	1415	0	7	2003	3	6000	N	N	8528 S 121ST ST
002	405880	0345	4/17/06	\$523,000	1420	1210	7	1955	5	7920	Y	N	10606 FOREST AVE S
002	163760	0045	7/11/06	\$315,000	1430	950	7	1968	3	6960	N	N	12644 82ND AVE S
002	928280	0095	4/28/05	\$309,000	1430	0	7	1951	5	6000	N	N	7657 S 112TH ST
002	405880	0145	1/19/06	\$315,000	1440	0	7	1952	4	10807	N	N	7632 S MISSION DR
002	405880	0625	11/28/06	\$415,000	1440	0	7	1939	4	7314	Y	N	7247 S SUNNYCREST RD
002	765700	0030	7/16/04	\$185,000	1450	0	7	1956	3	7980	N	N	12032 79TH AVE S
002	405880	0920	9/25/04	\$385,000	1460	1000	7	1947	3	7090	Y	N	11050 AUBURN AVE S
002	758020	0365	8/30/06	\$280,000	1460	0	7	1959	3	7800	N	N	12604 78TH AVE S
002	118000	4385	5/12/04	\$228,000	1460	0	7	2002	3	2800	N	N	8525 S 119TH ST
002	928280	0055	7/26/04	\$239,950	1470	0	7	1952	3	6000	N	N	7631 S 112TH ST
002	118000	3455	5/1/06	\$270,000	1480	0	7	1998	3	6000	N	N	8410 S 118TH ST
002	118000	8355	9/5/06	\$420,000	1500	860	7	1958	3	6000	Y	N	8518 S 124TH ST
002	405880	0380	9/5/06	\$549,950	1500	700	7	1951	3	8580	Y	N	10435 76TH AVE S

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	381000	0524	8/16/06	\$489,600	1510	800	7	1969	3	7200	Y	N	8016 S 117TH ST
002	399140	0005	7/13/05	\$399,000	1520	1520	7	1957	5	10050	Y	N	11806 78TH AVE S
002	781280	0590	3/10/05	\$250,000	1520	0	7	1944	3	6370	N	N	7520 S 120TH ST
002	381000	0095	8/16/04	\$356,900	1530	1630	7	1957	4	9840	N	N	8226 S 114TH ST
002	413680	0150	3/18/04	\$240,000	1540	280	7	1925	3	9207	N	N	8807 S 116TH ST
002	570800	0020	6/1/04	\$310,000	1540	1510	7	1964	3	9450	N	N	8211 S 126TH ST
002	928280	0195	5/6/05	\$280,000	1550	0	7	1952	4	6000	N	N	7626 S 113TH ST
002	182305	9223	9/22/04	\$295,000	1560	0	7	1964	3	9788	N	N	12816 84TH AVE S
002	405820	1230	6/30/05	\$322,000	1620	0	7	1951	4	7680	N	N	7711 S MISSION DR
002	765700	0005	9/28/04	\$240,000	1620	0	7	1955	3	10080	N	N	7905 S 120TH ST
002	765700	0035	6/16/06	\$337,950	1620	0	7	1944	3	8037	N	N	12038 79TH AVE S
002	399140	0025	11/8/06	\$390,000	1630	760	7	1946	3	12194	N	N	11825 79TH AVE S
002	928280	1695	5/28/04	\$390,000	1630	950	7	1949	4	9000	Y	N	7824 S 114TH ST
002	118000	8010	3/9/05	\$369,950	1640	1100	7	1962	3	6000	Y	N	8218 S 124TH ST
002	381000	0490	10/12/06	\$365,500	1650	0	7	1927	5	9378	N	N	11725 82ND AVE S
002	163760	0005	8/26/05	\$310,000	1660	0	7	1950	4	12000	N	N	12635 84TH AVE S
002	765700	0585	8/9/06	\$295,000	1660	0	7	1944	3	7860	N	N	12209 78TH AVE S
002	405880	1760	8/27/04	\$325,000	1670	0	7	1953	3	11400	Y	N	6901 S RUSTIC RD
002	118000	7900	4/1/04	\$345,000	1680	1220	7	1954	3	12000	Y	N	8233 S 123RD PL
002	118000	5347	1/19/05	\$287,000	1690	0	7	2004	3	3000	N	N	8538 S 121ST ST
002	167840	0085	10/29/04	\$387,000	1700	0	7	1991	4	11750	Y	N	11011 RAINIER AVE S
002	174260	0030	10/25/06	\$430,000	1700	0	7	1956	5	6955	N	N	11210 81ST AVE S
002	118000	5462	9/27/06	\$378,000	1700	0	7	1999	3	3000	N	N	8523 S 121ST ST
002	928280	1910	6/21/06	\$505,000	1720	700	7	1943	5	6000	Y	N	7805 S 112TH ST
002	928280	0075	4/22/05	\$260,000	1740	0	7	1952	4	6000	N	N	7645 S 112TH ST
002	420240	0205	11/23/04	\$267,000	1790	0	7	1966	3	7000	N	N	463 LIND AVE NW
002	928280	1325	11/17/04	\$270,000	1790	0	7	1988	3	7205	N	N	7813 S 115TH ST
002	118000	5466	7/22/04	\$260,000	1790	0	7	2004	3	3000	N	N	8541 S 121ST ST
002	118000	5467	7/15/04	\$260,000	1790	0	7	2004	3	3000	N	N	8537 S 121ST ST
002	381040	0010	1/24/06	\$500,000	1870	0	7	1957	3	9100	N	N	8213 S 116TH ST
002	118000	8210	7/21/05	\$320,000	1920	0	7	2000	3	4200	Y	N	8512 S 124TH ST

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	405880	0530	10/18/05	\$415,000	1980	600	7	1941	3	8493	Y	N	7553 S LAUREL ST
002	337920	0210	10/16/06	\$537,500	1990	0	7	1965	3	6020	Y	N	12448 83RD AVE S
002	381000	0469	3/27/06	\$389,950	1990	0	7	2002	3	5000	N	N	8055 S 117TH ST
002	072305	9077	5/21/04	\$414,950	2000	1190	7	1960	3	9350	Y	N	12540 84TH AVE S
002	118000	0120	2/3/04	\$338,000	2010	700	7	2004	3	3000	N	N	8412 S 113TH ST
002	118000	0122	4/21/04	\$350,500	2010	700	7	2004	3	3000	N	N	8410 S 113TH ST
002	381000	0535	7/11/06	\$397,950	2060	0	7	1994	3	8000	Y	N	8001 S 116TH ST
002	781280	0705	3/14/05	\$300,000	2180	0	7	1999	3	6600	N	N	12019 76TH AVE S
002	381000	0660	2/11/05	\$344,000	2190	470	7	1967	4	7650	N	N	7604 S 120TH ST
002	765700	0670	2/26/04	\$360,000	2537	0	7	2000	4	7860	N	N	12215 79TH AVE S
002	118000	1225	9/15/05	\$365,000	2760	0	7	2004	3	3850	N	N	8427 S 115TH ST
002	405880	0490	8/3/05	\$448,888	960	900	8	1954	4	7440	Y	N	7507 S LAUREL ST
002	204580	0390	12/15/04	\$443,000	990	900	8	2004	3	7906	Y	N	10431 DIXON DR S
002	405820	1075	5/23/05	\$369,950	990	700	8	1954	3	6200	Y	N	7723 S LAKERIDGE DR
002	405880	2290	6/20/05	\$294,500	1010	630	8	1957	3	7140	N	N	10901 LAKERIDGE DR S
002	118050	0100	5/18/04	\$295,000	1010	910	8	1998	3	4627	N	N	11420 81ST PL S
002	204580	0015	1/10/06	\$525,000	1030	1030	8	2005	3	10440	Y	N	10496 DIXON DR S
002	405880	2295	4/20/05	\$345,000	1080	530	8	1956	4	7440	N	N	10909 LAKERIDGE DR S
002	381000	0106	6/13/06	\$360,000	1090	1090	8	1974	4	9750	N	N	8127 S 112TH ST
002	115910	0100	11/7/05	\$375,000	1100	840	8	1981	4	10224	N	N	11311 82ND AVE S
002	755380	0015	4/27/04	\$327,500	1130	900	8	1954	3	10540	Y	N	10818 FOREST AVE S
002	405820	0935	7/18/06	\$480,800	1150	800	8	1953	4	5100	Y	N	7706 S SUNNYCREST RD
002	405820	1440	8/24/04	\$338,000	1150	1000	8	1948	3	7080	Y	N	7640 S LAKERIDGE DR
002	405820	0760	5/27/05	\$405,950	1160	980	8	1953	3	5150	Y	N	7908 S LAKERIDGE DR
002	405880	0430	10/27/05	\$410,000	1170	1100	8	1952	4	7260	Y	N	7520 S LAUREL ST
002	405820	0395	9/7/04	\$391,200	1220	900	8	1950	3	8968	Y	N	10815 DIXON DR S
002	405820	0095	10/30/06	\$499,950	1270	900	8	1953	3	7080	Y	N	10856 DIXON DR S
002	420240	0210	10/19/05	\$350,000	1270	650	8	1965	4	8000	N	N	459 LIND AVE NW
002	122304	9167	6/10/06	\$470,000	1290	1200	8	1968	4	9450	Y	N	8218 S 120TH ST
002	405880	1285	9/7/05	\$410,000	1320	800	8	1952	3	6380	Y	N	10843 AUBURN AVE S
002	928280	1490	9/3/04	\$311,000	1320	1180	8	1985	3	7500	N	N	7824 S 115TH ST

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	118000	1410	3/15/06	\$345,000	1330	1330	8	1943	3	9000	N	N	8436 S 116TH ST
002	174280	0060	10/17/06	\$540,000	1370	600	8	1976	5	7972	Y	N	518 SENECA AVE NW
002	405820	1180	5/14/04	\$409,300	1380	600	8	1927	4	10100	Y	N	7757 S LAKERIDGE DR
002	928280	1010	9/21/05	\$407,500	1380	1320	8	1979	5	6000	N	N	7906 S 116TH ST
002	928280	1120	10/7/05	\$355,000	1380	1000	8	1979	3	7500	Y	N	11530 78TH AVE S
002	399140	0075	3/22/06	\$390,000	1388	850	8	1977	4	10080	Y	N	11808 79TH AVE S
002	399140	0075	11/16/06	\$560,000	1388	850	8	1977	4	10080	Y	N	11808 79TH AVE S
002	118000	5715	11/12/04	\$352,500	1390	770	8	1960	4	6000	Y	N	8414 S 122ND ST
002	405820	1050	4/14/06	\$490,000	1400	700	8	1956	4	8250	Y	N	7749 S LAKERIDGE DR
002	405880	1595	6/15/05	\$409,950	1400	770	8	1955	3	7100	Y	N	7100 S SUNNYCREST RD
002	337920	0130	2/20/04	\$285,000	1410	800	8	1965	3	6175	Y	N	12433 84TH AVE S
002	174280	0330	10/27/05	\$435,000	1420	1330	8	1977	4	7775	Y	N	464 SENECA AVE NW
002	381000	0203	9/1/06	\$450,000	1430	380	8	1979	3	10500	Y	N	8048 S 116TH ST
002	174280	0200	10/3/06	\$400,000	1450	1000	8	1963	3	8519	Y	N	509 NW 5TH ST
002	174280	0360	3/24/04	\$253,650	1450	700	8	1963	3	8553	N	N	501 NW 4TH ST
002	337920	0230	7/16/04	\$406,900	1450	1200	8	1965	4	6200	Y	N	12436 83RD AVE S
002	399140	0079	11/8/05	\$438,000	1460	1400	8	1977	3	8400	Y	N	11802 79TH AVE S
002	405880	1315	4/29/04	\$416,450	1460	450	8	1947	3	7370	Y	N	10801 AUBURN AVE S
002	405820	1465	9/7/04	\$395,000	1470	1000	8	1953	4	7080	Y	N	7668 S LAKERIDGE DR
002	912460	0015	4/22/05	\$445,000	1470	1000	8	1962	4	7920	Y	N	7711 S 116TH ST
002	928280	1030	11/21/05	\$312,500	1470	1260	8	1979	3	6000	N	N	7918 S 116TH ST
002	405880	1554	12/15/05	\$494,000	1480	1100	8	1941	4	11750	Y	N	7150 S SUNNYCREST RD
002	420240	0219	4/8/04	\$248,000	1520	0	8	1997	3	4000	N	N	457 LIND AVE NW
002	399140	0065	10/5/04	\$372,500	1540	850	8	1977	4	8400	Y	N	11824 79TH AVE S
002	381000	0136	5/1/06	\$399,000	1550	990	8	1961	4	8000	N	N	8018 S 113TH ST
002	182305	9176	8/9/06	\$440,000	1560	0	8	1952	3	27700	Y	N	510 NW 2ND ST
002	118000	2615	4/27/06	\$324,600	1570	0	8	2004	3	3000	N	N	8500 S 117TH PL
002	912460	0070	8/31/06	\$550,000	1600	1300	8	1979	3	10428	Y	N	7710 S 118TH ST
002	913360	0050	9/7/06	\$511,500	1610	540	8	1957	3	16115	Y	N	350 SENECA AVE NW
002	405820	0770	3/17/06	\$491,500	1620	1200	8	1956	4	12096	Y	N	7834 S SUNNYCREST RD
002	405820	1045	11/16/04	\$435,000	1620	750	8	1974	4	8450	Y	N	7753 S LAKERIDGE DR

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	118000	6713	10/24/05	\$350,000	1620	0	8	1998	3	4878	N	N	8692 S 123RD ST
002	115910	0030	9/6/05	\$372,000	1630	1240	8	1973	4	7725	N	N	11330 82ND AVE S
002	118000	3265	1/31/05	\$359,000	1680	730	8	2004	3	3000	N	N	8536 S 118TH ST
002	913360	0040	2/24/06	\$451,000	1680	1330	8	1956	3	22544	Y	N	351 SENECA AVE NW
002	118000	3260	10/11/04	\$346,000	1680	730	8	2004	3	3000	N	N	8538 S 118TH ST
002	118000	3270	5/16/05	\$395,000	1680	730	8	2004	3	3000	N	N	8532 S 118TH ST
002	118000	3275	7/14/05	\$399,950	1680	730	8	2005	3	3000	N	N	8530 S 118TH ST
002	956480	0015	10/28/04	\$317,000	1710	1320	8	1995	3	6900	N	N	665 TAYLOR AVE NW
002	174280	0320	10/6/05	\$389,950	1750	1160	8	1966	3	8025	Y	N	454 SENECA AVE NW
002	912460	0035	7/2/04	\$420,000	1760	1700	8	1962	4	7920	Y	N	7718 S 117TH ST
002	118000	0970	3/22/06	\$380,000	1770	0	8	2000	3	7500	N	N	8514 S 115TH ST
002	405880	1623	8/23/04	\$325,000	1780	0	8	1999	3	9043	N	N	7215 S RUSTIC RD
002	118000	6805	12/27/06	\$340,000	1790	0	8	1998	3	5300	N	N	8667 S 123RD ST
002	118050	0030	9/19/06	\$401,000	1790	0	8	1998	3	4822	N	N	11413 81ST PL S
002	118050	0060	8/16/05	\$339,950	1790	0	8	1998	3	5424	N	N	11427 81ST PL S
002	118000	1520	4/26/05	\$359,900	1810	630	8	2004	3	3000	N	N	8525 S 115TH PL
002	118000	1525	4/11/05	\$363,150	1810	630	8	2004	3	3000	N	N	8527 S 115TH PL
002	796150	0050	8/23/04	\$515,000	1820	1380	8	1963	5	10713	Y	N	8504 S 125TH ST
002	118000	5231	6/22/06	\$390,000	1840	380	8	2006	3	2500	N	N	12008 85TH AVE S
002	118000	4725	2/21/06	\$390,000	1850	0	8	1984	4	8300	N	N	8101 S 120TH ST
002	381000	0140	2/19/04	\$290,000	1890	0	8	1994	3	16147	N	N	8030 S 114TH ST
002	182305	9248	8/26/04	\$319,252	1900	0	8	2004	3	11328	N	N	600 3RD CT NW
002	420440	0092	5/4/06	\$535,000	1900	1530	8	1989	4	7200	N	N	403 LIND AVE NW
002	182305	9289	7/21/04	\$264,950	1900	0	8	2004	3	6098	N	N	606 3RD CT NW
002	118000	5565	6/10/04	\$288,000	1910	0	8	1998	3	4946	N	N	8543 S 121ST ST
002	118000	0625	5/26/04	\$323,000	1950	0	8	2002	3	3225	N	N	8426 S 114TH ST
002	118000	2590	5/12/05	\$319,950	1960	0	8	2004	3	3000	N	N	8520 S 117TH PL
002	118000	3640	5/10/05	\$336,500	1990	0	8	2004	3	3000	N	N	8515 S 118TH ST
002	118000	3645	10/30/06	\$360,000	1990	0	8	2004	3	3000	N	N	8517 S 118TH ST
002	405880	1800	1/19/06	\$478,000	2010	0	8	1978	3	8118	Y	N	6955 S RUSTIC RD
002	381000	0850	9/15/05	\$321,000	2020	0	8	1956	3	7020	N	N	11858 78TH AVE S

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	118000	1397	10/28/04	\$315,000	2050	0	8	1998	3	4500	N	N	8443 S 115TH PL
002	118000	2410	1/5/04	\$319,950	2050	0	8	2003	3	4000	N	N	8410 S 117TH PL
002	118000	3145	11/28/06	\$385,000	2070	0	8	2005	3	3000	N	N	8507 S 117TH PL
002	118000	2596	1/24/05	\$324,950	2070	0	8	2004	3	3000	N	N	8514 S 117TH PL
002	118000	3146	10/6/05	\$350,450	2070	0	8	2005	3	3000	N	N	8511 S 117TH PL
002	118000	2595	3/17/05	\$318,000	2090	0	8	2004	3	3000	N	N	8516 S 117TH PL
002	118000	6714	4/26/04	\$293,000	2110	0	8	1998	3	6303	N	N	8698 S 123RD ST
002	118000	4530	10/12/05	\$353,850	2130	0	8	2005	3	3000	N	N	8508 S 120TH ST
002	381000	0638	1/5/05	\$380,000	2130	1750	8	1978	4	24590	N	N	11721 77TH AVE S
002	118000	4532	10/18/05	\$348,000	2130	0	8	2005	3	3000	N	N	8506 S 120TH ST
002	913360	0015	4/8/06	\$484,000	2140	0	8	1958	4	14880	N	N	264 SENECA PL NW
002	118000	5845	2/11/05	\$418,000	2190	770	8	2005	3	3000	Y	N	8250 S 122ND ST
002	405820	1055	11/23/04	\$385,000	2200	1020	8	1962	3	7834	Y	N	7745 S LAKERIDGE DR
002	118000	0560	4/13/05	\$351,000	2200	0	8	2004	3	3000	N	N	8423 S 113TH ST
002	072305	9088	3/6/06	\$427,000	2210	0	8	1989	4	6098	Y	N	8428 S 124TH PL
002	405820	0779	4/19/04	\$420,000	2210	1070	8	1995	3	5835	Y	N	7828 S SUNNYCREST RD
002	118000	6705	9/21/05	\$375,000	2260	0	8	1998	3	4645	N	N	8636 S 123RD ST
002	118050	0090	3/28/05	\$348,000	2270	0	8	1998	3	4866	N	N	11426 81ST PL S
002	118000	5560	5/25/06	\$418,000	2290	0	8	1999	3	5991	N	N	12215 86TH CT S
002	118000	8273	12/10/04	\$319,500	2300	0	8	2004	3	3800	N	N	12327 87TH AVE S
002	118000	0570	2/1/05	\$349,000	2420	0	8	2004	3	3000	N	N	8427 S 113TH ST
002	118000	5575	12/7/05	\$398,000	2480	0	8	1999	3	7445	N	N	12218 86TH CT S
002	928280	1155	8/30/05	\$330,000	2550	0	8	1979	3	7500	N	N	7911 S 115TH PL
002	928280	1150	6/26/06	\$427,000	2640	0	8	1979	4	7500	N	N	7905 S 115TH PL
002	928280	1160	10/4/04	\$330,000	2660	0	8	1979	3	7500	N	N	11531 80TH AVE S
002	118000	7915	1/9/06	\$585,000	2940	900	8	2003	4	10500	Y	N	8243 S 123RD PL
002	399140	0064	2/15/06	\$391,000	1360	1230	9	1977	3	8820	Y	N	11822 79TH AVE S
002	928280	1600	5/8/06	\$515,000	1630	600	9	1954	5	6000	Y	N	7855 S 114TH ST
002	118000	5986	3/24/04	\$414,900	1780	910	9	1979	3	9968	Y	N	8029 S 121ST ST
002	405820	1325	4/5/05	\$495,000	1910	600	9	2000	3	9360	Y	N	7665 S LAKERIDGE DR
002	913360	0115	8/29/05	\$370,950	2010	0	9	2000	3	10829	N	N	315 STEVENS AVE NW

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	118000	0820	1/10/05	\$350,000	2050	0	9	2004	3	3225	N	N	8507 S 114TH ST
002	118000	0825	2/24/05	\$358,450	2050	0	9	2004	3	3225	N	N	8509 S 114TH ST
002	118000	0830	11/8/06	\$765,000	2070	800	9	2006	3	3225	Y	N	8513 S 114TH ST
002	405880	1450	8/25/04	\$400,000	2270	0	9	1954	3	12656	Y	N	7101 S SUNNYCREST RD
002	420240	0006	4/20/06	\$435,000	2443	0	9	2006	3	4800	N	N	678 STEVENS AVE NW
002	420440	0313	11/9/05	\$500,000	2580	0	9	2004	3	12349	Y	N	207 LIND AVE NW
002	420440	0306	8/3/04	\$389,000	2590	590	9	2004	3	8250	Y	N	251 LIND AVE NW
002	420240	0420	6/5/06	\$435,000	2600	0	9	2006	3	4800	N	N	450 TAYLOR PL NW
002	420240	0419	5/25/06	\$449,950	2600	0	9	2006	3	4800	N	N	452 TAYLOR PL NW
002	420440	0317	4/23/04	\$434,950	2640	0	9	2004	3	7972	N	N	201 LIND AVE NW
002	420440	0318	8/21/06	\$595,000	2640	1220	9	2004	3	7818	N	N	200 LIND AVE NW
002	420440	0311	10/5/04	\$423,000	2690	890	9	2004	3	6170	Y	N	227 LIND AVE NW
002	420440	0310	12/1/05	\$492,000	2700	0	9	2004	3	12852	Y	N	215 LIND AVE NW
002	204580	0035	7/19/04	\$640,000	3000	1400	9	2004	3	7368	Y	N	10484 DIXON DR S
002	420440	0040	10/7/05	\$450,000	3020	0	9	2004	3	7700	N	N	8722 S 122ND ST
002	420440	0312	2/4/04	\$448,000	3450	600	9	2004	3	10569	Y	N	221 LIND AVE NW
002	118000	6355	11/30/06	\$845,000	2000	500	10	2006	3	4502	Y	N	8205 S 122ND ST
002	420440	0180	1/26/05	\$512,500	2736	0	10	2004	3	5010	Y	N	351 LIND AVE NW
002	204580	0325	6/28/05	\$695,000	2780	0	10	2005	3	4860	Y	N	10495 DIXON DR S
002	405820	0640	11/5/04	\$577,000	3400	0	10	2004	3	8103	N	N	11130 OAKWOOD AVE S
002	722929	0110	11/16/06	\$580,000	2840	100	11	2005	3	6989	Y	N	301 MAPLE AVE NW
002	420440	0179	12/13/05	\$795,000	3040	900	11	2005	3	4959	Y	N	361 LIND AVE NW
002	722929	0080	5/12/06	\$696,950	3100	0	11	2006	3	4983	Y	N	319 MAPLE AVE NW
002	722929	0090	7/12/05	\$655,000	3190	0	11	2005	3	4986	Y	N	313 MAPLE AVE NW
002	722929	0010	10/9/06	\$725,000	1410	1910	12	2006	3	7489	Y	N	300 LIND AVE NW
002	722929	0040	12/7/06	\$749,950	1410	1910	12	2006	3	7489	Y	N	324 LIND AVE NW
003	722500	0180	9/6/05	\$108,000	480	0	4	1928	5	1575	N	N	335 1/2 PELLY AVE N
003	722400	0260	9/26/05	\$152,000	510	0	4	1920	4	4275	N	N	232 PARK AVE N
003	722500	0360	10/25/06	\$225,000	510	0	4	1925	5	4500	N	N	238 WELLS AVE N
003	722400	0360	6/29/05	\$200,000	650	0	4	1907	5	4838	N	N	240 PELLY AVE N
003	722400	0405	9/11/06	\$285,000	660	0	4	1910	4	4838	N	N	212 PELLY AVE N

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	722550	0115	6/28/06	\$241,950	800	0	4	1924	4	4815	N	N	420 BURNETT AVE N
003	722500	0181	9/29/05	\$212,000	620	0	5	1929	4	2925	N	N	335 PELLY AVE N
003	722500	0240	12/7/04	\$193,500	630	0	5	1942	4	3500	N	N	326 WELLS AVE N
003	000720	0110	9/29/04	\$224,950	640	570	5	2000	3	4747	N	N	500 S TOBIN ST
003	135230	0685	3/14/06	\$230,000	720	0	5	1913	4	4120	N	N	230 MEADOW AVE N
003	135230	0200	5/27/05	\$228,000	730	0	5	1923	5	4120	N	N	211 MEADOW AVE N
003	135230	0730	4/28/04	\$179,500	730	0	5	1915	4	4120	N	N	247 FACTORY AVE N
003	380600	0005	11/2/04	\$159,000	760	0	5	1930	3	4746	N	N	201 S TOBIN ST
003	722400	0950	1/12/06	\$217,000	810	0	5	1938	3	4838	N	N	516 PELLY AVE N
003	722550	0220	2/15/06	\$229,950	830	0	5	1920	4	4966	N	N	436 WILLIAMS AVE N
003	722500	0145	10/20/06	\$196,000	870	0	5	1952	4	4500	N	N	305 PELLY AVE N
003	135230	0120	8/15/05	\$249,950	880	620	5	1928	5	4120	N	N	220 GARDEN AVE N
003	135230	0190	6/4/04	\$174,500	880	420	5	1923	4	4120	N	N	219 MEADOW AVE N
003	722400	0315	6/29/05	\$225,000	880	0	5	1924	4	5375	N	N	223 PARK AVE N
003	722600	0010	9/14/06	\$296,000	910	0	5	1910	4	6300	N	N	233 WILLIAMS AVE N
003	722600	0025	12/6/05	\$246,000	910	0	5	1920	5	4280	N	N	222 BURNETT AVE N
003	722550	0400	5/5/06	\$295,000	920	0	5	2004	3	4816	N	N	804 N 3RD ST
003	722500	0065	5/8/06	\$239,950	930	0	5	1907	5	5000	N	N	451 PELLY AVE N
003	135230	0540	11/9/04	\$188,000	970	0	5	1948	4	4120	N	N	334 MEADOW AVE N
003	722400	0805	10/11/04	\$207,000	990	0	5	1922	4	4837	N	N	412 PELLY AVE N
003	135230	1020	6/16/04	\$194,950	1000	0	5	1929	5	4400	N	N	200 FACTORY AVE N
003	722550	0475	11/21/06	\$312,000	1080	0	5	1912	5	4815	N	N	326 BURNETT AVE N
003	135230	0555	4/24/06	\$230,000	1100	0	5	1937	4	4120	N	N	322 MEADOW AVE N
003	722500	0140	4/11/06	\$305,000	1100	0	5	1904	4	5000	N	N	301 PELLY AVE N
003	722600	0050	10/21/04	\$239,950	1150	0	5	1916	4	4200	N	N	209 WILLIAMS AVE N
003	722400	0465	9/28/04	\$207,950	1210	0	5	1916	5	4838	N	N	335 PARK AVE N
003	722500	0250	8/6/04	\$249,950	1270	960	5	1907	4	4500	N	N	318 WELLS AVE N
003	722500	0390	4/12/06	\$255,000	1430	0	5	1906	5	4500	N	N	210 WELLS AVE N
003	722550	0365	12/13/05	\$280,000	1490	0	5	1969	4	7988	N	N	328 WILLIAMS AVE N
003	722450	0225	9/22/06	\$275,000	1530	0	5	1904	4	5000	N	N	522 WILLIAMS AVE N
003	722550	0200	1/23/04	\$203,700	710	350	6	1941	4	5000	N	N	449 WELLS AVE N

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	135230	0295	12/1/04	\$165,000	730	0	6	1940	5	4120	N	N	359 MEADOW AVE N
003	135230	0735	4/28/06	\$215,500	750	0	6	1940	4	4120	N	N	241 FACTORY AVE N
003	722450	0030	8/1/06	\$188,000	780	0	6	1908	3	5000	N	N	525 PELLY AVE N
003	000720	0035	9/21/04	\$248,000	790	790	6	1923	5	8701	N	N	312 S TOBIN ST
003	722400	0375	4/10/06	\$245,500	790	0	6	1941	4	3225	N	N	232 PELLY AVE N
003	380600	0015	5/26/05	\$210,000	830	0	6	1957	4	6270	N	N	125 S TOBIN ST
003	722550	0110	2/1/05	\$212,750	850	0	6	1930	4	4815	N	N	422 BURNETT AVE N
003	722450	0355	8/26/05	\$234,000	860	0	6	1957	5	5350	N	N	514 BURNETT AVE N
003	722550	0120	12/13/05	\$249,000	860	0	6	1929	4	4815	N	N	414 BURNETT AVE N
003	756460	0310	6/10/05	\$203,000	860	0	6	1925	4	2675	N	N	1207 N 2ND ST
003	722400	0495	7/1/04	\$150,000	880	0	6	1941	4	4838	N	N	346 PELLY AVE N
003	722400	0520	10/19/04	\$193,000	880	0	6	1942	3	4838	N	N	330 PELLY AVE N
003	722400	0590	9/7/06	\$212,000	880	0	6	1941	4	5000	N	N	326 PARK AVE N
003	722400	0385	8/25/06	\$252,000	890	0	6	1940	4	3225	N	N	230 PELLY AVE N
003	756460	0305	4/12/05	\$217,900	890	0	6	1925	4	2500	N	N	1203 N 2ND ST
003	722400	0395	6/7/04	\$230,230	900	0	6	1940	3	4838	N	N	220 PELLY AVE N
003	722500	0215	5/4/06	\$259,500	900	0	6	1951	4	4500	N	N	340 WELLS AVE N
003	722550	0075	3/22/05	\$225,000	910	0	6	1922	5	5350	N	N	450 BURNETT AVE N
003	135230	0325	2/2/05	\$205,400	940	0	6	1909	5	4120	N	N	339 MEADOW AVE N
003	172305	9113	10/11/04	\$219,000	950	0	6	1923	4	4080	N	N	909 N 1ST ST
003	722550	0125	8/30/05	\$223,500	950	0	6	1949	4	4815	N	N	410 BURNETT AVE N
003	722450	0275	9/30/05	\$250,000	980	260	6	1941	4	5250	N	N	519 WILLIAMS AVE N
003	135230	0300	6/1/05	\$296,950	1010	0	6	1930	5	4120	N	N	353 MEADOW AVE N
003	135230	1111	7/21/04	\$205,000	1020	0	6	1920	4	5080	N	N	1500 N 3RD ST
003	722450	0375	7/12/05	\$232,000	1030	0	6	1924	5	5350	N	N	708 N 5TH ST
003	722450	0325	10/19/04	\$247,150	1040	720	6	1992	3	5350	N	N	536 BURNETT AVE N
003	722500	0245	6/24/05	\$220,000	1050	0	6	1937	4	4500	N	N	320 WELLS AVE N
003	722500	0395	7/11/06	\$310,000	1050	0	6	1996	3	4500	N	N	208 WELLS AVE N
003	722550	0505	6/3/04	\$215,000	1050	0	6	1950	4	5260	N	N	704 N 3RD ST
003	756460	0230	2/23/05	\$281,000	1050	600	6	1952	3	13750	N	N	235 GARDEN AVE N
003	722400	0930	1/24/05	\$214,000	1060	0	6	2003	3	5375	N	N	528 PELLY AVE N

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	722450	0120	10/10/05	\$240,000	1110	0	6	1929	5	5000	N	N	506 WELLS AVE N
003	135230	0545	8/17/06	\$330,000	1160	0	6	1920	3	4120	N	N	330 MEADOW AVE N
003	722500	0130	10/26/06	\$220,000	1160	0	6	1998	3	4500	N	N	404 WELLS AVE N
003	722450	0140	12/28/05	\$214,500	1200	0	6	1941	4	5000	N	N	509 WELLS AVE N
003	722550	0050	5/2/06	\$276,500	1200	0	6	1924	4	4725	N	N	433 WILLIAMS AVE N
003	756460	0195	3/27/06	\$310,000	1200	390	6	1932	4	5000	N	N	1207 N 3RD ST
003	172305	9163	2/1/06	\$150,000	1210	0	6	1925	4	7173	Y	N	822 N RIVERSIDE DR
003	722400	0785	3/30/06	\$285,400	1220	690	6	1930	3	4837	N	N	430 PELLY AVE N
003	722450	0050	12/14/04	\$217,000	1220	0	6	2002	3	5000	N	N	535 PELLY AVE N
003	722450	0080	8/26/04	\$187,500	1230	0	6	1930	4	5000	N	N	538 WELLS AVE N
003	722500	0400	6/27/05	\$245,500	1250	0	6	1931	4	4500	N	N	206 WELLS AVE N
003	756460	0182	6/21/04	\$195,000	1290	0	6	1952	3	5000	N	N	1212 N 3RD ST
003	756460	0182	10/9/06	\$265,000	1290	0	6	1952	3	5000	N	N	1212 N 3RD ST
003	722650	0025	10/17/05	\$300,000	1330	0	6	1920	5	4000	N	N	237 WELLS AVE N
003	722500	0285	4/12/06	\$339,950	1360	0	6	1937	4	5100	N	N	211 PELLY AVE N
003	000720	0072	2/12/04	\$207,000	1460	0	6	1996	3	7720	N	N	420 S TOBIN ST
003	722550	0085	6/3/05	\$258,000	1470	0	6	1929	4	4815	N	N	442 BURNETT AVE N
003	756460	0184	5/10/06	\$231,500	1470	0	6	1922	3	7500	N	N	303 GARDEN AVE N
003	135230	1120	3/7/06	\$298,000	1500	200	6	1929	4	5461	N	N	1510 N 3RD ST
003	722500	0205	4/5/05	\$245,000	1500	0	6	1938	4	5000	N	N	350 WELLS AVE N
003	722550	0282	10/14/05	\$279,125	1540	310	6	1908	4	5300	N	N	315 WELLS AVE N
003	722500	0190	9/9/05	\$315,000	1600	0	6	1929	5	4500	N	N	341 PELLY AVE N
003	722400	0320	12/8/05	\$306,000	1630	0	6	1903	5	4838	N	N	229 PARK AVE N
003	722550	0440	1/12/04	\$230,000	1690	0	6	1925	5	4725	N	N	323 WILLIAMS AVE N
003	722600	0117	4/20/05	\$329,950	1860	0	6	1924	4	5440	N	N	129 WELLS AVE N
003	000720	0080	8/22/06	\$437,500	1980	0	6	1924	2	10585	N	N	215 S TOBIN ST
003	722400	0245	5/23/06	\$415,000	2230	0	6	1922	4	4275	N	N	220 PARK AVE N
003	722450	0295	5/18/05	\$238,000	1040	0	7	1958	4	5250	N	N	535 WILLIAMS AVE N
003	135230	0628	9/16/04	\$195,000	1240	0	7	1995	3	4120	N	N	319 FACTORY AVE N
003	135230	1060	11/22/05	\$293,000	1270	0	7	1999	3	4508	N	N	1509 MARION ST
003	722400	0795	4/7/06	\$268,500	1290	0	7	1995	3	4837	N	N	424 PELLY AVE N

**Improved Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	135230	0695	10/10/06	\$360,000	1350	1270	7	1956	3	4120	N	N	222 MEADOW AVE N
003	756460	0225	3/23/06	\$279,000	1430	470	7	1950	3	6850	N	N	237 GARDEN AVE N
003	172305	9114	10/31/06	\$365,000	1460	250	7	1922	4	6798	N	N	921 N 1ST ST
003	000720	0108	8/4/04	\$238,500	1480	0	7	2004	3	5335	N	N	502 S TOBIN ST
003	722450	0242	9/4/04	\$263,000	1550	0	7	1997	3	5000	N	N	508 WILLIAMS AVE N
003	722600	0060	12/5/05	\$290,000	1570	0	7	1980	3	4280	N	N	214 BURNETT AVE N
003	722650	0005	12/8/04	\$247,150	1650	150	7	1918	4	4942	N	N	221 WELLS AVE N
003	756460	0265	4/13/04	\$281,000	1720	0	7	1998	3	14000	N	N	211 GARDEN AVE N
003	135230	0605	5/12/05	\$289,950	1830	0	7	1959	4	6173	N	N	343 FACTORY AVE N
003	722400	0926	11/11/04	\$284,000	1970	0	7	2005	3	4838	N	N	530 PELLY AVE N
003	135230	0630	6/28/04	\$300,000	2310	0	7	2004	3	4120	N	N	315 FACTORY AVE N
003	722400	0120	12/1/06	\$371,000	2460	0	7	1976	3	5375	N	N	122 PELLY AVE N
003	722600	0005	6/11/04	\$425,000	2470	0	7	1924	4	8538	N	N	243 WILLIAMS AVE N

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	000140	0020	05/05/2005	49,000	6400	N	N
001	132304	9045	06/23/2004	67,000	8100	N	N
001	214370	0463	05/08/2006	160,000	6300	N	N
001	214480	0119	11/28/2006	95,000	7650	N	N
001	427990	0170	02/23/2004	50,000	8472	N	N
001	788720	0140	06/14/2005	105,000	5964	N	N
002	115910	0140	08/29/2005	150,000	7400	N	N
002	118000	1175	07/11/2006	100,000	9000	N	N
002	118000	1225	05/14/2004	77,000	3850	N	N
002	118000	5347	06/15/2004	75,000	3000	N	N
002	118000	5845	03/01/2004	99,950	3000	Y	N
002	118000	7316	06/23/2004	200,000	6000	Y	N
002	118000	8365	07/21/2005	100,000	3000	Y	N
002	204580	0025	03/01/2006	274,950	5696	Y	N
002	204580	0040	06/23/2004	138,000	8162	Y	N
002	204580	0045	03/14/2005	200,000	5705	Y	N
002	214480	0774	06/02/2006	55,000	6857	N	N
002	405820	0991	05/24/2005	150,000	5791	Y	N
002	405820	1405	01/23/2004	170,000	7320	Y	N
002	420440	0179	12/16/2004	220,000	4959	Y	N
002	420440	0185	10/18/2005	312,500	6745	Y	N
002	420440	0319	11/15/2004	95,000	6663	Y	N
002	928280	0306	06/20/2006	110,000	3000	N	N
003	000720	0214	07/13/2006	144,000	7810	N	N
003	000720	0214	12/05/2005	117,000	7810	N	N
003	722400	0926	03/30/2004	75,000	4838	N	N
003	722550	0180	09/12/2005	112,500	4500	N	N
003	756460	0270	08/05/2004	68,610	5750	N	N



King County
Department of Assessments
King County Administration Bldg.
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www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 4, 2007
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr